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47

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 19 98

Notary Public Vickie R. Rodgers

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & GREENE, PLLC, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Lori S. Gardner (NAME)	SUNTRUST BANK, NASHVILLE, N. A. (NAME)	MAP 104-1
413 St. Francis (ADDRESS)	P. O. BOX 305110, 7TH FLOOR (ADDRESS)	PARCELS 360 & 361
Nashville, TN (CITY) (STATE) (ZIP)	NASHVILLE, TN 37230-5110 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George Woodson Baker, unmaried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Lori S. Gardner, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
LAND in Davidson County, Tennessee, being Lot Nos. 22 & 23 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County, further described as follows:

Beginning on the southerly margin of St. Francis Avenue at the corner of lots Nos. 23 and 24; thence southwardly with the line between said two lots 111.5 feet; thence eastwardly 41 feet; thence southwardly 15 feet to the corner of lots Nos. 22 and 11; thence with the line between said two lots eastwardly 10.2 feet to the corner of lots Nos. 21 and 22; thence with the line between said two lots northwardly 126 feet to the southerly margin of St. Francis Avenue; thence with same westwardly 50 feet to the beginning.

Being the same property conveyed to George Woodson Baker and wife, Virginia L. Baker by deed from The City of Nashville, acting by and through the Electric Power Board, of record in Book 2637, Page 569, Register's Office for said County. The said Virginia L. Baker having since died.

TRACT 2: LAND in Davidson County, Tennessee, being Lot Nos. 24 & 25 on the Plan of West End Park Terrace, as of record in Book 547, Page 36, Register's Office for said County, further described as follows:

Said lots adjoin and front together 50 feet on the southerly side of St. Francis Avenue and run back between lines 113 feet on the west line of Lot No.

CONTINUED

unimproved ( )
This is improved (X) property, known as 413 St. Francis, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August 19 98

George Woodson Baker

George Woodson Baker

LEGAL DESCRIPTION CONTINUATION

25 and 111.5 feet on the east line of Lot 24, to a dead line in the rear on which it measures 52 feet, more or less.

Being the same property conveyed to George Woodson Baker and wife, Virginia Louise Baker by deed from Wm. Henry Carney and wife, Elinor C. Carney, of record in Book 2335, Page 267, Register's Office for said County. The said Virginia Louise Baker, having since died.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George Woodson Baker

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Goodlettsville~~ Nashville, Tennessee, this 31st day of August 1998.

Commission expires 9-18-99

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

0483479

98 SEP -2 PM 2:57

0035 09/02 0101 03CHECK 533.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 140000.00
CON TX 518.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 533.00
CHECK 533.00

09/02/98 01 14:59 0001 6035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0483479

AGENT'S REFERENCE

98 SEP -2 PM 2:57

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1341478