BOOK 11594 PAGE 982

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 1999.

Notary Public

MY COMMISSION EXPIRES:. NOV 25 2000

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 4733 Andrew Jackson Parkway, Hermitage, TN 37076 Mail

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bob Yates	New Owner	44-15-197
(NAME) 809 Jones Street	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(CITY) (STATE) (ZIP)	(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, **BRIAN H. BAKER AND WIFE, TINA M. BAKER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOB YATES AND WIFE, CAROLYN YATES** , 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 809 Jones Street, Old Hickory, TN 37138

(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 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/our hand(s) this 27th day of July, 1999.

Brian H. Baker

Tina M. Baker

06177541
IDENTIF. ↑ REFERENCE

99 JUL 29 PM 3:03

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.

RECORDED TOTO 62/10 SMS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 11[illegible] PAGE 983

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brian H. Baker and wife, Tina M. Baker, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage , Tennessee this 27th day of July, 1999

Commission expires:

Dana Sumnarell

Notary Public

DANA S[illegible]
NOT[illegible]
PUBL[illegible]
AT
LARG[illegible]
DAVIDSON COUNTY

My Commission Expires NOV[illegible]

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 208 of Section "A" on the Plan of E.I. du Pont de Nemeurs and Company's Subdivision, Village of Old Hickory, as of record in Book 1424, Page 68, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brian H. Baker and wife, Tina M. Baker by deed from Joe Dill Rushing and wife, Gay W. Rushing of record in Book 11295, page 428, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11594 PAGE 985

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0617754

IDENTIF. ↑ REFERENCE

99 JUL 29 PM 3:03

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	477.50
CHECK	477.50

07/29/99 01 15:08 0001 9065

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1497314