BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$47,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF **APRIL, 2000.** Notary Public MY COMMISSION EXPIRES: **OCTOBER 25, 2003.** (AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Instr:200004130037423 Page: 1 OF 2
REC'D FOR REC 04/13/2000 1:47:23PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $173.90

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
NANCYE L. MANN	**SAME**	**91-10 -116**
(NAME) **6011 ROBERTSON AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **I, ELMORE LOUIS BAKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NANCYE L. MANN, A MARRIED WOMAN,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Urbandale, Section 2, as of record in Book 1835, page 82, Register's Office for said County.

Said Lot No. 123 fronts 50 feet on the easterly margin of Hite Street and extends back 173 feet on the northerly line and 193.3 feet on the southerly line to a dead line in the rear measuring 54.21 feet thereon.

Being the same property conveyed to Elmore Louis Baker and wife, Louise R. Baker from R. H. True, Trustee, and wife, Shirley True, by deed of record in Book 7534, page 750, Register's Office for Davidson County, Tennessee. The said Louise R. Baker having since died.

This conveyance is subject to matters shown on the Plan of record in Plat Book 1835, page 82, and any and all easements, conditions, and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Taxes for the year 2000 are hereby assumed by the Grantee.

Unimproved ( )
This is improved(**X**) property, known as **706 HITE STREET, NASHVILLE, TN 37209**
(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 hand this 13th day of April, 2000.

Elmore Louis Baker

ELMORE LOUIS BAKER

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 **Elmore Louis 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 **Nashville, Tennessee** this 13th day of **April, 2000.**

Commission expires: OCTOBER 25, 2003.

Lee A. Cohen

LEE A. COHEN Notary Public

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE