WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/07/01 13:21 2pgs
Fees:13.00 Taxes:83.25

20011107-0122251

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Robert H. Gregory
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: November 27, 2004
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

PROFESSIONAL TITLE & ESCROW CO, 101 SHEPHERD HILLS DRIVE, MADISON, TENNESSEE 37115

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ROBERT H. GREGORY (NAME)	ROBERT H. GREGORY (NAME)	MAP 72-6-290
2908 & 2910 DAVIS AVENUE (ADDRESS)	1430 SHELTON AVE (ADDRESS)	MAP 72-10-23
NASHVILLE, TENNESSEE 37216 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37216 (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, HATTIE LUCILLE BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT H. GREGORY

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:

Land in Davidson County, Tennessee, being Lots No. 48 and 49 on the Map of bransford Realty Company's Subdivision of Maxey Avenue and Gallatin Road property, of record in Book 332, page 44, Register's Office for Davidson County, Tennessee.

Said Lots No. 48 and 49 adjoin and front together 100 feet on the easterly side of Davis Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Fred F. Baker and wife, Lucille R. Baker by deed of record in Book 1235, page 347, Register's Office for Davidson County, Tennessee. The said Fred F. Baker having since died and title being vested in his surviving spouse, Hattie Lucille Baker.

unimproved ( )
This is improved (X) property, known as 2908 & 2910 DAVIS AVENUE, NASHVILLE, TENNESSEE 37216
(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 17th day of August, 2001

Hattie Lucille Baker by Teresa K. Mitchell as attorney in fact
HATTIE LUCILLE BAKER

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____, _____.

Commission expires _____

_____
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 _____, _____.

My commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Teresa Baker Mitchell, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney in Fact for Hattie Lucille Baker and is authorized as such Attorney in Fact to execute the foregoing instrument.

Witness my hand and official seal on this 17th day of August, 2001.

TON J. [illegible] NOTARY PUBLIC [illegible] COUNTY

_____
Notary Public

My Commission Expires:
11/27/04