WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 02/12/02 13:41 2pgs
Fees:13.00 Taxes:222.00

20020212-0018573

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 2002

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

G-7765-E

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy T. Weatherholt (NAME)	New Owner (NAME)	MAP 43-6
617 Farview Drive (ADDRESS)	(ADDRESS)	PARCEL 17
Madison, TN 37115 (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, Jerald E. Baker and wife, Donna R. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Roy T. Weatherholt

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 part of Lot No. 32 on the map of Dixie Pure Food Company's Subdivision, of record in Book 161, Page 113, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Easterly margin of Dortch Street at the Northwest corner of the property conveyed to Robert Vance Pounders and wife, by deed of record in Book 1224, Page 120, said Register's Office; thence along Pounders' North line North 89 degrees East 580.75 feet; thence continuing along Pounders' North line North 8 degrees West 150 feet to a point in the South line of Lot No. 31 on said plan; thence along the South line of Lot No. 31 South 89 degrees West 580.75 feet to the Easterly margin of Dortch Street, the common corner of Lots Nos. 31 and 32 on said plan; thence along the easterly margin of Dortch Street, South 8 degrees East 150 feet to the point of beginning, containing 2 acres, more or less.

Being the same property conveyed to Jerald E. Baker, by deed from Ruby P. Baker of record in Book 9567, Page 479, Register's Office for Davidson County, Tennessee.

Donna R. Baker, wife of Jerald E. Baker, joins in this conveyance for the express purpose of conveying any marital rights which she may have in said property.

The Grantor assumes the 2002 taxes.

unimproved (X)
This is improved ( ) property, known as 934 Snow Avenue, Madison, TN 37115
(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 our hand s this 8th day of February 2002

Jerald E. Baker

Donna R. Baker

DCTN01WC

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 Jerald E. Baker and wife, Donna R. Baker

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 8th day of February 2002

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

NOTARY PUBLIC
AT LARGE
Phyllis Whitaker
My Commission Expires
October 25, 2003
STATE OF TENNESSEE

Before me, a Notary Public within and for the State and County aforesaid, personally appeared 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