PICK-UP

Davidson County DEEDWARR
Recvd: 04/20/04 14:03 3pgs
Fees:18.00 Taxes:92.50
20040420-0044743

WARRANTY DEED

FROM

Robert Ramsay Baker, Jr., Executor of the Estates of

Robert R. Baker and Freda Bell Baker

TO

Steven Lee and wife, Karen V. Lee

STATE OF TENNESSEE)
COUNTY OF)
The actual consideration or value, whichever is greater, for this transfer is $25,000

Affiant

Subscribed and sworn to before me on this 19th day of April, 2004.

Notary Public

My Commission Expires: Sept 30, 2004

(Affix Seal)

NOTARY PUBLIC DAVIDSON CO. TN MY COMMISSION EXPIRES: SEPT 30 2006

This Instrument Was Prepared By:
We The People, 86 Thompson Lane, Nashville, Tennessee 37211

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel Numbers:
Steven Lee and wife, Karen V. Lee	Steven and Karen V. Lee 2925 Wingate Avenue Nashville, TN 37211	

KNOW ALL MEN BY THESE PRESENTS that ROBERT RAMSAY BAKER, JR., EXECUTOR OF THE ESTATES OF ROBERT R. BAKER AND WIFE, FREDA BELL BAKER, for and in consideration of the sum of Twenty-Five Thousand and No/100 Dollars ($25,000.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto STEVEN LEE AND WIFE, KAREN V. LEE, their heirs, successors and assigns, their entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Tuggle Heights, as 01 record in Book 1130, page 90, Register's Office for the said Count.

Said Lot No. 54 fronts 60 feet on the westerly side of Wingate Avenue and runs back 151.9 feet on the northerly line and 158.8 feet on the southerly line, to a deed line, measuring 60 feet thereon.

Being the same property conveyed to Floye Whitehead and wife, Allene Patten Whitehead by deed from Thomas M. Pritchett and wife, of record in Book 1466, page 220, said Register's Office.

Being the same property conveyed to Robert R. Baker and wife, Freda Bell Baker by deed from Floye Whitehead and wife, Allene Patten Whitehead, of record in Book 1459, page 531, said Register's Office.

And the said Robert R. Baker departed this life on 4-10-74

And the said Freda Bell Baker departed this life on 1/1/81.

"This conveyance is subject to all easements, restrictive covenants and setback lines as are applicable to the property above described.

This is improved property, known as 2925 Wingate Avenue, Nashville, Tennessee 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest belonging to the said GRANTEE, her heir and assigns, forever, and we do covenant with the said GRANTEE 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 GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 hands this 19th day of April, 2004.

Robert Ramsay Baker, Jr.

STATE OF TN)
County Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Ramsay Baker, Jr., Executor of the Estates of Robert R. Baker and Freda Bell Baker the bargainer, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 19th day of April, 2004.

Commission expires Sept 30, 2006

Notary Public

EMILY J. THOMASON
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN

MY COMMISSION EXPIRES:
SEPT 30 2006