WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/05 11:55 5 pgs
Fees:28.00 Taxes:240.50
20051017-0124875

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$65,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **14TH DAY OF OCTOBER, 2005.**

Notary Public

MY COMMISSION EXPIRES: **08/20/07**
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Armstrong	**OWNER**	**48-00-0-021.00**
(NAME)	(NAME)	
3708 Ezell Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Betty J. Vernon and Eulalia B. Scott and William Parker Spining and John Baker Spining and Martha E. Brogden Spining and Gerald F. Baker and Katrina L. Dollar and Lynette Woodard and Camille B. Reasonover and Clairisa J.R. Triplett and Alisa Reasonover and Lori R. Collins**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Gary Armstrong**, 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 Located in the 28th Councilmanic district of Nashville, Davidson County, Tennessee on the westerly margin of Ezell Road, South of Lallemand Court described according to a boundary survey dated 9-27-05 by Campbell, McRae and Associates Surveying Inc., (John Hood Tn. R.L.S. #1838) as follows;

Beginning at a concrete monument (old) on the westerly margin of Ezell Rd. (50' R.O.W.), said monument being the southeast corner of the reserved parcel south of Lot 12, Luna Heights Section 1 (Book 2854, Page 50 R.O.D.C, TN)
Said reserved parcel being owned by Robert Potts (Book 4795, Page 895 R.O.D.C., TN.); Thence with said westerly margin south 01 degrees, 20 minutes, 00 seconds west 59.34 feet to an iron rod (new) at the beginning of a curve to the left having a radius of 513.04 feet an included angle of 19 degrees 02 minutes 28 seconds a chord bearing and distance of South 07 degrees 08 minutes and 15 seconds east 169.71 feet and an arc length of 170.50 feet to a mag nail (new) in the centerline of the abandoned right of way of Bakertown Road as shown on Mangum Heights (Book 2330, Page 147, R.O.D.C., TN.), said nail being the reversion corner of said abandoned right of way at the most northerly corner of the Everett B. Gilley Land (Book 3901, Page 613, R.O.D.C. TN.); Thence with said Gilley and said centerline of the abandoned Bakertown Road which runs 20 feet west of and parallel to reserved tract "A" shown on said Mangum Heights South 01 Degrees 20 Minutes 00 Seconds West 308.47 feet to an iron rod (new) in the easterly margin of Interstate 24; thence with said easterly margin North 29 degrees 15 minutes 17 seconds west 750.46 feet to a concrete monument (old) in the southerly line of Lot 16 of Luna Heights, Section 2 (Book 2900, Page 85 R.O.D.C., TN.) owned by Celista Hammond (Instrument # 20010614-0063034 R.O.D.C. TN.); thence leaving said interstate right of way with said Hammond south 71 degrees 29 minutes 00 seconds East 110.63 feet to a concrete monument (old) at the southwest corner of lot 12 of said Luna Heights Section 1 owned by Stephen E. Dixon (Book 7194, Page 75 R.O.D.C TN.) thence with said Dixon and passing the most westerly corner of the reserved parcel owned by said Potts South 71 degrees 29 minutes 00 seconds east 262.92 feet to the point of beginning containing 96,519.08 square feet, more or less.

Being part of the property interests which were inherited by H.F. Baker, Eunice Baker Alexander, and Grace N. Baker, as heirs at law of A.J. Baker, deceased, and as provided by decree in the cause of H.F. Baker, et al, v. Paul Baker, No. 7206-1/2, County Court of Davidson County, Tennessee, and appearing in Minute Book 28, Page 192, of said court. The interest of Eunice Baker Alexander and Grace N. Baker were thereafter conveyed to H.F. Baker by deed of record in Book 2745, Page 636, Registers Office for said County. The said H.F. Baker subsequently died, devising the subject property under the terms of his Will of record in Will Book 75, Page 340, Office of the County Clerk of said County, as follows: to his widow, Clara M. Baker, a life estate with remainder to the children- Elizebeth Baker, Pattie Baker, Eulalia Baker, and H.F. Baker Jr.

The said Clara M. Baker having since died and Elizebeth Baker Spining died testate on January29, 1967, and by her Will of Record in Will Book 87, Page 410, devised her property to Arthur Milton Spining, III, John Baker Spining, and William Parker Spining. The said Arthur Milton Spining having since died testate, and by his Will,

a certified copy of which is recorded in Book 8352, Page 647, in the Registers Office of Davidson County, Tennessee. Said Arthur Milton Spining, III devised his entire estate to Martha Elaine Brogden Spining. The said H.F. Baker Jr., having since died testate on April 19, 1987, and by his Will of record in Will Book 158, page 679, devised his interest to Claire J. Baker, a ½ interest and ¼ interest each to Gerald F. Baker and Camille B. Reasonover. The said Claire J. Baker, having since died testate on March 28, 1991, and by her Will of Record in Will Book 174, Page 506, devised her interest to Gerald F. Baker, a 16 2/3rd interest; Lynette B. Woodard a 16 2/3rd interest; Katrina L. Baker, a 16 2/3rd interest; Camille B. Reasonover, a 12 ½ interest; Clarissa R. Triplett a 12 ½ interest; Alisa Lynn Reasonover a 12 ½ interest; and Lori Adele Reasonover a 12 ½ interest.

The said Pattie Baker is now deceased, her sole heir at law is Betty Vernon. Reference heirship affidavit recorded as Instrument No. 20050728-0088465, Registers Office of Davidson County, Tennessee. The said Eulalia Baker is now known as Eulalia Baker Scott; the said Katrina L. Baker is now known as Katrina B. Dollar; and the said Lori Adele Reasonover is known as Lori R. Collins.

This instrument is executed on behalf of Alisa L. Reasonover by Camille Reasonover as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020617-0073038, in the Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Clairisa J.R. Triplett by Camille B. Reasonover as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020617-0073036, in the Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Lori R. Collins by Camille Reasonover as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020617-0073037, in the Register's Office for **Davidson** County, Tennessee. Lori R. Collins and Lori Reasonover Collins being one and the same person.

Camille Reasonover and Camille B. Reasonover being one and the same person.

This instrument is executed on behalf of Betty J. Vernon by Camille Reasonover as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20051017-0124874, in the Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of John Baker Spining by William Parker Spining as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20050601-0061271, in the Register's Office for **Davidson** County, Tennessee. John Spining and John Baker Spining being one and the same person. William Parker Spining and William P. Spining being one the same person.

This instrument is executed on behalf of Gerald F. Baker by Katrina Dollar as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020703-0080304, in the Register's Office for **Davidson** County, Tennessee.

This instrument is executed on behalf of Lynette Woodard by Katrina Dollar as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument 20020703-0080303, in the Register's Office for **Davidson** County, Tennessee. Lynette Woodard and Lynette Baker Woodard being one and the same person.

Katrina Dollar and Katrina L. Dollar being one and the same person.

unimproved ☒

This is improved ☐ property, known as **0 Ezell Rd., Nashville, TN 37211**

(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/our hand(s)** this **14th day of October, 2005**.

	X Gerald F. Baker by Katrina **Gerald F. Baker** by Katrina Dollar as his Attorney in Fact Dollar
X **Camille B. Reasonover**	X Lynette Woodard by Katrina **Lynette Woodard**, by Katrina Dollar as his Attorney in Fact Dollar
X Camille B. Reasonover ~~Clarisa~~ **J.R. Triplett** by Camille B. Reasonover as her Attorney in Fact Clarisa J.R. Triplett	X Katrina L. Dollar **Katrina L. Dollar**
X Camille B. Reasonover **Alisa Reasonover** by Camille B. Reasonover as her Attorney in Fact Alisa Reasonover	X Eulalia B. Scott **Eulalia B. Scott**
X Camille B. Reasonover **Lori R. Collins** by Camille Reasonover as her Attorney in Fact Lori R. Collins	X Martha E. Brogden Spining **Martha E. Brogden Spining**
X Camille B. Reasonover ~~Pattie B. Vernon~~ by Camille B. Reasonover as her Attorney in Fact Betty J. Vernon Betty J. Vernon	X John Baker Spining By Will Parker Spining **John Baker Spining** by William Parker Spining as his Attorney in Fact
X Camille B. Reasonover	X Will Parker Spining **William Parker Spining**

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 **Eulalia B. Scott** 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 Antioch, Tennessee, this 14th day of October, 2005

Commission expires: 8/20/07

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

State of Tennessee County of Davidson

On this 14th day of October, 2005 before me personally appeared **Camille Reasonover**, the person who executed the foregoing instrument on behalf of Betty J. Vernon and acknowledged that she executed the same as the free act and deed of the said grantor, through Power of Attorney granted her, by the said Betty J. Vernon

Witness my hand and official seal at Antioch, Tennessee, this 14th day of October, 2005

Commission Expires: 8/20/~~05~~ 07

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO., TENN.

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 **William Parker Spining** 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 Antioch, Tennessee, this 14th day of October, 2005.

Commission expires: 8/20/07

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

State of Indiana County of Johnson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Martha E. Brogden Spining** 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 Greenwood, Indiana, this 6th day of October, 2005

Commission expires: 5/18/13

Tracie L Gorham
Notary Public



State of Tennessee County of Davidson

On this 14th day of October, 2005 before me personally appeared **Katrina L. Dollar**, the person who executed the foregoing instrument on behalf of **Gerald F. Baker and Lynette B. Woodard**, and acknowledged that she executed the same as the free act and deed of the said grantors, through Power of Attorney granted her, by the said Gerald F. Baker and Lynette B. Woodard.

Witness my hand and official seal at Antioch, Tennessee, this 14th day of October, 2005

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

Commission Expires: 8/20/05 07

Lori Holloway
Notary Public

State of Tennessee County of Davidson

On this 14th day of October, 2005 before me personally appeared **Camille B. Reasonover**, the person who executed the foregoing instrument on behalf of **Clarisa J. R. Triplett, Alisa Reasonover, and Lori R. Collins**, and acknowledged that she executed the same as the free act and deed of the said grantors, through Power of Attorney granted her, by the said Clarisa J. R. Triplett, Alisa Reasonover, and Lori R. Collins.

Witness my hand and official seal at Antioch, Tennessee, this 14th day of October, 2005

Commission Expires: 8/20/05 07

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

State of Tennessee County of Davidson

On this 14th day of October, 2005 before me personally appeared **William Baker Spining**, the person who executed the foregoing instrument on behalf of **John Baker Spining**, and acknowledged that he executed the same as the free act and deed of the said grantor, through Power of Attorney granted him by the said John Baker Spining .

Witness my hand and official seal at Antioch, Tennessee, this 14th day of October, 2005

Commission Expires: 8/20/05 07

Lori Holloway
Notary Public

LORI HOLLOWAY NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN

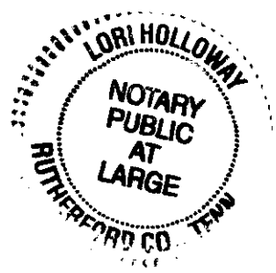
State of Tennessee County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named **Camille B. Reasonover** 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 Antioch, Tennessee, this 14th day of October, 2005.

Commission expires: 8/20/07

Notary Public



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 **Katrina L. Dollar** 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 Antioch, Tennessee, this 14th day of October, 2005.

Commission expires: 8/20/07

Notary Public

