This Instrument prepared by: Sherrell Figuers, Attorney
4324 Beekman Drive, Nashville, Tenn.

BOOK 4020 PAGE 16

WARRANTY DEED — ATTORNEYS TITLE COMPANY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lonnie Baker Jr. (NAME)	Glenn Justice Mortgage Co. Inc. (NAME)	Map 59-14
744 Ringgold Drive (STREET ADDRESS OR ROUTE NUMBER)	1400 Main Street (STREET ADDRESS)	Par 190
Nashville, Tenn. (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	mp

For and in Consideration of the sum of Ten ($10.00) dollarsds and other valuable considerations, cash in hand paid, the receipt of which are hereby acknowledged, ~~toether with the assumption on the part of the grantees herein of a~~ DOKKAMS certain FHA Deed of Trust, which they specifically assume and agree to pay. Said deed of trust is dated Feb. 15,1966, executed by Lonnie Banker and wife, Sallie Baker to J.L. McKnight, Trustee, in the original amount of $11,800.00 and recorded in Book 3993, page 1, RODCT. Grantors herein hereby convey their entire right, title and interest in and to the within property to grantees herein, and in and to the escrow accounts in connection with said Deed of Trust.

Now, therefore, We, Lonnie Baker and wife, Sallie have bargained and sold, and by these presents do transfer and convey unto the said Lonnie Baker Jr. & wife, Jacquelyn M. 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, Tenn. being Lot No. 162 on the Plan of Haynes Manor, Section 1, of record in Book 36-0, page 85, RODCT.
Said lot No. 162 fronts 61.50 feet on the northwesterly margin of Ringgold Drive and runs back 133.3 feet on the northeasterly line and 101.5 feet on the southwesterly line to a broken line measuring 88.9 feet thereon.

Being the same property conveyed to grantors herein by deed of W.C. Allen et ux recorded in Book 3992, page 996, RODCT.

This is ~~unimproved~~ (X) improved (X) property, known as ~~###~~ 744 Ringgold Drive, Nashville, Tenn. (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Lonnie Baker Jr. and wife, Jacquelyn M. their heirs and assigns, forever.

And We do covenant with the said Lonnie Baker Jr. and wife, Jacquelyn M. 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 except for FHA Deed of Trust mentioned above, and except for restrictive covenants recorded against this subdivision.

And We, Lonnie Baker and wife, Sallie do further covenant and bind our heirs and representatives, to warrant and forever defend the title to the said land to the said Lonnie Baker Jr. and wife, Jacquelyn M. their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness our hands this 16 day of May, 19 66

Lonnie Baker
Lonnie Baker

Sallie Baker
Sallie Baker

BOOK 4020 PAGE 17

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Y. C. Dawson, a Notary Public in and for said County and State, the within named Lonnie Baker and Sallie Baker

the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17 day of May, 1966

Commission expires My Commission Expires July 28, 1968

Y. C. Dawson
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed 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 _____, 19____

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

TO

29646

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 25 2 11 PM '66

NOTED BOOK 114 PAGE 205
RECORDING FEE $ 2.00
DEP. REG. _____

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE TAX $ 17.70
PROBATE 50
TOTAL $ 18.20

MAY 25 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

PAID MAY 25 1966