BOOK 4285 PAGE 306

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,500.00

Madalyn J. Pepper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF NOVEMBER 1968.

Margaret P. Yates
Notary Public

MY COMMISSION EXPIRES: July 25, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY GRISSIM AND SHORT, Attorneys

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MADALYN J. PEPPER (NAME)	VOLUNTEER FEDERAL SAVINGS & LOAN (NAME)	7DA31975
4000 Estes Cove. (STREET ADDRESS OR ROUTE NUMBER)	408 UNION STREET (STREET ADDRESS)	
Nashville Tenn. (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	

FOR AND IN 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, CALVIN L. BAKER AND WIFE, CLARA WILLS BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MADALYN J. PEPPER

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 THE SOUTH 125 FEET OF LOT NO. 1 ON THE MAP OF PART 1, WALLACE SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 16, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 125 FEET ON THE EASTERLY SIDE OF ESTES AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO CALVIN L. BAKER AND WIFE, CLARA WILLS BAKER, BY DEED FROM GLADYS FISHMAN OF RECORD IN BOOK 3459, PAGE 455, REGISTER'S OFFICE FOR SAID COUNTY.

This is unimproved ( ) improved (X) property, known as 4000 ESTES ROAD, NASHVILLE, TENNESSEE
(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 8 day of NOVEMBER, 1968

Calvin L. Baker

Clara Wills Baker

STATE OF TENNESSEE
Davidson County

BOOK 4285 PAGE 307

Personally appeared before me, Margaret P. Yates, a Notary Public in and for said County and State, the within named CALVIN L. BAKER AND WIFE, CLARA WILLS BAKER

the bargainor S, 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 8 day of NOVEMBER 19 68.

Commission expires July 25, 1972

Margaret P. Yates
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
CALVIN L. BAKER AND WIFE,
CLARA WILLS BAKER

TO
MADALYN J. PEPPER

A 20140

IDENTIF. REFERENCE

Nov 12 8 26 AM '68

FEE
REGISTER

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

NOV 12 68	CONV	28,500.00			
NOV 12 68 S'TAX			A*	74.10	
NOV 12 68 PR'FEE			A*	.50	
NOV 12 68	W'DEED		A*	3.00	* 77.60