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FORM NO. WD-5

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF [illegible] 19[illegible].

Notary Public

MY COMMISSION EXPIRES: MAY 8, 1973

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tenn. 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alvie Lee Baker (NAME)	Kimbrough-Kavanaugh & Associates (NAME)	25W-09995
214 54th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of - - - - - - $10.00 - - - - - - - - - - - -
- - - - TEN AND NO/100 - DOLLARS
Cash in hand paid and other good and valuable considerations, receipt of which is hereby acknowledged, and the assumption of a Deed of Trust to Miller Kimbrough, Trustee, of record in Book 4303, page 350, Register's Office for Davidson County, Tennessee, and the grantee further agrees to assume the obligations of the original borrowers, Vernon W. Hullett and wife, Mary K. Hullett, for any amount paid by the Veterans Administration for the borrower under the terms of the instruements creating the loan, We, Vernon W. Hullett and wife, Mary K. Hullett, have bargained and sold, and by these presents do transfer and convey unto the said ALVIE LEE BAKER, his 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 southerly one-half of Lot No. 8 in the Subdivision of Lots Nos. 21 and 22 in the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, a plan of which is of record in Book 421, page 87, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 21, 1968, as follows:

Beginning at a point on the eastern margin of Richland Avenue 55.75 feet more or less north of the dividing line between Lots 8 and 9 and running thence along the eastern margin of Richland Avenue, now 54th Avenue, North, in a southerly direction 55.75 feet more or less to the dividing line between Lots 8 and 9; thence easterly along said line 153 feet, more or less, to the easterly margin of the N. C. & S. T. abandoned right-of-way; thence along the easterly margin of said abandoned right-of-way in a northerly direction 53.5 feet, more or less, to a point; thence westwardly 164 feet, more or less, to the point of beginning in the easterly margin of 54th Avenue North.

Being the same property conveyed to Vernon W. Hullett and wife, Mary K. Hullett, by deed from Cecil Ivey Fann and wife, Helen M. Fann, of record in Book 4303, page 348, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 214 54th Avenue, North, Nashville, Tennessee
(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 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 hands this 5th day of March, 19 70

Vernon W. Hullett

Mary K. Hullett

Mary K. Hullett

STATE OF ~~TENNESSEE~~ Wisconsin
~~Davidson~~ County of Eau Claire

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary K. Hullett

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Eau Cliare, Wis. ~~Tennessee~~, this 6 day of March 19 70

Commission expires Feb. 24, 1972

Zita Stough
Zita Stough Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Vernon W. Hullett

the bargainor, 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 16th day of March 19 70

Commission expires MAY 8, 1973

Notary Public

My commission expires

Notary Public

WARRANTY DEED

FROM
Vernon W. Hullett et ux

TO
Alvie Lee Baker, single

KK&A BOX #4

A 71499

IDENTIF. REFERENCE

MAR 16 3 57 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 16 70	CONV	*5,928.13			
MAR 16 70	S'TAX		A*	15.34	
MAR 16 70	PR'FEE		A*	.50	
MAR 16 70	W'DEED		A*	3.00	* 18.84