BOOK 4410 PAGE 721
FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 13,645.53

Hilary D. Baker Sr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF April, 19 70.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hilary D. Baker, Sr. (NAME)	(same) (NAME)	Map 60 15
2700A Brunswick Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 55
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	12D 06985

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, RAYMOND M. PEGRAM AND WIFE, MARY ELIZABETH PEGRAM

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HILARY D. BAKER, SR. AND WIFE, C. LORRAINE BAKER

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 part of Lot No. 59 on the Map of Capitol View Subdivison, as of record in Book 974, pages 52 and 53, Register's Office for said County, and more particularly described as follows:

BEGINNING at the southeast corner of said Lot No. 59, said point being 287.2 feet east of the easterly margin of Dickerson Road; thence North 88° 27' West 75 feet to a point; thence North 1° 41' east 234.6 feet to a point; thence North 74° 03' east 31.7 feet to a point in the westerly margin of Brunswick Drive; thence along said westerly margin of Brunswick Drive, South 16° 45' east 46.4 feet to a point; thence continuing with the margin of Brunswick Drive, South 87° 50' East 30 feet to a point in said margin; thence South 1° 41' west along the original line of Lot No. 59, 200 feet to the point of beginning.

BEING the same property conveyed to Raymond M. Pegram and wife, Mary Elizabeth Pegram by deed from Joe Jenkins and wife, Nancy J. Jenkins of record in Book 4280, page 462, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to C. M. Richmond and wife, Amye Lee Richmond et al, of record in Book 2999, page 368, Register's Office for said County, and also that the escrow account in connection with the aforesaid deed of trust is hereby transferred to said Grantees.

This is unimproved ( ) improved (X) property, known as 2700A Brunswick Drive, 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 9th day of April, 1970

Raymond M. Pegram — Mary Elizabeth Pegram

Raymond M. Pegram

Mary Elizabeth Pegram

DG-BE

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond M. Pegram and wife, Mary Elizabeth Pegram

the bargainors, 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 9th day of April, 1970.

Commission expires 12/12/72

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

RAYMOND M. PEGRAM ET UX

TO

HILARY D. BAKER, SR. ET UX

A 74358

IDENTIF. REFERENCE

APR 14 3 04 PH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 14 70	CONV	13,645.58			
APR 14 70	S'TAX		A*	35.36	
APR 14 70	PR'FEE		A*	.50	
APR 14 70	W'DEED		A*	3.00	* 38.86

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

Rec'd
Bx

PERCY WILKINS, JR.
ATTORNEY-AT-LAW
633 STAHLMAN BLDG.
NASHVILLE, TENNESSEE 37201