BOOK 4412 PAGE 753 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16 DAY OF March 19 70

Notary Public

MY COMMISSION EXPIRES: 2-7-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John L. Young (NAME)	Murphree Mortgage Company (NAME)	Map 75-14
452 Harwell Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par. 112
Hermitage, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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, James H. Baker and wife, Jean M. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John L. Young and wife, Wanda Jayne Young

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 Lot No. 19, Hermitage Estates, Section 4, as of record in Book 3700, page 148, Register's Office for said County.

Said Lot No. 19 fronts 79.9 feet on the westerly side of Harwell Drive and extends back 136.7 feet on the north line and 137.5 feet on the south line, to a dead line measuring 79.7 feet thereon.

Being the same property conveyed to James H. Baker and wife, Jean M. Baker, by deed from F. E. Stratton, Jr. and wife, Bettie S. Stratton, as of record in Book 4264, page 774, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4264, page 776, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 452 (House Number) Harwell Drive (Street) (P. O. Address) Hermitage (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 tc 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 16 day of March, 19 70

James H. Baker

Jean M. Baker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named James H. Baker and wife, Jean H. Baker

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 16 day of March 19 70

Commission expires 2-7-1973

William G. Traber
Notary Public

WILLIAM G. TRABER NOTARY PUBLIC DAVIDSON COUNTY

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
James H. Baker, et ux

TO
John L. Young, et ux

A 75281

IDENTIF. REFERENCE

APR 23 9 21 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

APR 23 70	CONV	21,974.90			
APR 23 70	S'TAX		A*	57.20	
APR 23 70	PR'FEE		A*	.50	
APR 23 70	W'DEED		A*	3.00	* 60.70