BOOK 4418 PAGE 498 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF May, 1970

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Percy Wilkins, Jr., Atty. 633 Stahlman Bldg, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald F. Baker (NAME)	Guaranty Mortgage Company (NAME)	5D 15371
3725 Bakertown Road (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Map 148 6
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	Par 131

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, WILLIAM C. BANKSTON and wife, KATIE BANKSTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GERALD F. BAKER and wife, JANET R. 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 Lot No. 3 on the Map of Mangum Heights Subdivision, as of record in Book 2330, page 147, Register's Office for said County.

SAID Lot No. 3 fronts 69 feet on the southwesterly side of Bakertown Road and runs back between parallel lines 145 feet to a dead line.

BEING the same property conveyed to William C. Bankston and wife, Katie Bankston by deed from Gerald Clem Journey and wife, of record in Book 3224, page 419, 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 of record in Book 2886, page 407, Register's Office for Davidson County, Tennessee, payable to Guaranty Mortgage Company, 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 3725 Bakertown 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 14th day of May, 1970

William C Bankston
William C. Bankston

Katie Bankston
Katie Bankston

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STATE OF ~~TENNESSEE~~ Tennessee
Davidson County
~~XXXXX~~
Dav. Hson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Bankston and wife, Katie Bankston

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~~ Tennessee, this 14th day of May, 19 70.

Commission expires Nov 12, 1972

Harold Reeves
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

ED HODGE REALTY
4740 Nolensville Road
Ph. 833-1[illegible]

WARRANTY DEED

FROM
WILLIAM C. BANKSTON ET UX

TO
GERALD F. BAKER ET UX

A 77951

IDENTIF. REFERENCE

MAY 19 11 25 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAY 19 70	CONV	12,500.00			
MAY 19 70	S'TAX		A*	32.50	
MAY 19 70	PR'FEE		A*	.50	
MAY 19 70	W'DEED		A*	3.00	* 36.00