TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carter G. Baker, ET UX (NAME)	Guaranty Mortgage Company (NAME)	26W-2195
3708 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

For and in consideration of the sum of $10.00
TEN and no/100---------- DOLLARS
cash in hand paid by CARTER G. BAKER AND WIFE, EMILY K. BAKER

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hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, WILLIAM F. DYER AND WIFE, JEANNE ANTHONY DYER

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit: Being Lot No. 163 Block 8 on the Plan of Richland Realty Co.'s Division "A", as of record in Book 161, page 151, Register's Office for said County.
Said Plan shows said property divided into blocks but not into lots, but according to an unregistered copy of a survey thereof, said Lot No.163 fronts 50 feet on the north side of Richland Avenue and runs back between parallel lines, 192.5 feet to an alley.
Being the same property conveyed to William F. Dyer and wife, Jeanne Anthony Dyer, by deed from Mrs. Mildred Hemminger, as of record in Book 4020, page 114, said Register's Office.

The actual consideration for this transfer or value of property (whichever is greater) is $22,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Carter G. Baker

Sworn to and subscribed before me this 1st day of September 1970

A.M.Tenison, Notary Public
My commission expires February 14, 1973

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
320 UNION STREET
NASHVILLE, TENNESSEE 37219

unimproved ( )
This is improved (X) property, known as 3708 Richland Avenue, 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.

Whenever 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 31st day of August, 1970

William F. Dyer
WILLIAM F. DYER

Jeanne Anthony Dyer
JEANNE ANTHONY DYER

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named WILLIAM F. DYER AND WIFE, JEANNE ANTHONY DYER

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 31st day of August, 1970

Commission expires July 28, 1973 Notary Public JOHN C. JEFFORDS, JR.

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE
Warranty Deed
G-217055 Owners Title - Tennessee

FROM
William F. Dyer, ET UX
TO
Carter G. Baker, ET UX

REGISTER STAMP BELOW

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

Published by
TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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A 88932

IDENTIF. REFERENCE

SEP 3 2 10 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

SEP-30	CONV	22,000.00				
SEP-30	S'TAX		A*	57.20		
SEP-30	PR'FEE		A*	.50		
SEP-30	W'DEED		A*	3.00	*	60.70