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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Clarence E. Elrod and wife,

Carlene C. Elrod

TO

Jerry V. Baker and wife,
Cynthia A. Baker

For draftsman's use

This instrument was prepared by
Jno. B. Cobb, Jr., Attorney at Law
Stahlman Building, Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry V. Baker (NAME)	First Federal Savings & Loan Assoc (NAME)	Map. 95-11
413 Blue Hills Drive (STREET ADDRESS OR ROUTE NUMBER)	Fourth & Union Streets (STREET ADDRESS)	Pcl. 65
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

IDENTIFICATION REFERENCE

SEP 30 1 37 PM '70

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

491587

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 16,000.00 The Cynthia A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 19 70.

W D Williams
Notary Public

~~MY COMMISSION EXPIRES:~~ Reg. Register

~~(AFFIX SEAL)~~

For and in Consideration of the sum of Ten and No/100 ----------

----------($10.00)---------- DOLLARS

Cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration the grantees have assumed and agreed to pay the remaining unpaid balance of acertain note which is secured by a deed of trust executed by Frederick Edmonds and wife, Marguerite M. Edmonds, to T. I. Holman, Jr., Trustee, of record in Book 2941, page 145, Register's Office for Davidson County, Tennessee, reference to which said instrument is here made for a more particular description of said note and the terms and conditions of said deed of trust, the obligations of which are assumed by the said grantees.

We, Clarence E. Elrod and wife, Carlene C. Elrod

have bargained and sold, and by these presents do transfer and convey unto the said

Jerry V. Baker and wife, Cynthia A. Baker

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. 65 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register's Office for said County.

Said Lot No. 65 fronts 100 feet on the easterly side of Blue Hills Road and runs back 115 feet on the northerly line and 166.3 feet on the southerly line, to a dead line, measuring 112 feet thereon.

Being the same property conveyed to Clarence E. Elrod by deed from Frederick Edmonds and wife, Marguerite M. Edmonds, of record in Book 3164, page 235, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 2096, page 1, and the Plan of record in Book 2133, page 8, said Register's Office, which shows an owner's certificate, a 40 foot minimum building setback line from Blue Hills Road, and a 10 foot easement along the lot for public utilities.

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This is {unimproved / improved (x)} property, known as 413 Blue Hills Road (House Number) (Street) Nashville, Tennessee 37214 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 Jerry V. Baker and wife, Cynthia A. Baker their heirs and assigns, forever.

And we do covenant with the said Jerry V. Baker and wife, Cynthia A. Baker 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., except as set out herein.

And we, Clarence E. Elrod and wife, Carlene C. Elrod do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Jerry V. Baker and wife, Cynthia A. Baker their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 18th day of September, 1970

Clarence E. Elrod

Carlene C. Elrod

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Fawn B Tolbert, a Notary Public in and for said County and State, the within named Clarence E. Elrod and wife, Carlene C. Elrod

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, this 18th day of September, 19 70

Fawn B Tolbert, Notary Public.

Commission expires 5-15-73

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared .....,

with whom I am personally acquainted, and who, upon oath, acknowledged self to be .....

of the ..... SEP 30 CONV 16,000.00 SEP 30 S'TAX A* 41.60 SEP 30 PR'FEE A* .50 SEP 30 WDEED A* 3.00 * 45.10 ,

the within named bargainor, a corporation, and that he as such .....,

being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .....

Witness my hand and seal, at office in .....,

this ..... day of ....., 19.....

....., Notary Public.

Commission expires .....