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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,648.03

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF October, 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
Donald H. McConnell (NAME)	(Same) (NAME)	Map 146-14
834 Forrest Acres Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 12
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	OH 15295

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, EDWARD O. BAKER, JR., AND WIFE, MARY MALONE BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD H. McCONNELL AND WIFE, FLORENCE D. McCONNELL

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 parts of Lots Nos. 15, 16, and 17, on the Map of Forrest Acres Subdivision, Section III, as of record in Book 1424, page 56, Register's Office for said County, and described according to a survey made by Ben M. Moore, Surveyor, June 17, 1954, as follows:

BEGINNING at a point in the westerly margin of Forrest Acres Drive 23 feet North of the common corners of Lots Nos. 15 and 16; thence North 68° West 273 feet to the easterly margin of Otter Creek Road; Southerly 131.4 feet to the common corners of Lots Nos. 16 and 17; thence South 56° 10' East 194.1 feet to a point; thence South 76° 40' East 163 feet to a point in the westerly margin of Forrest Acres Drive, same being 21 1/2 feet north from the common corners of Lots Nos. 16 and 17; thence northerly and with the westerly margin of Forrest Acres Drive, 149.4 feet to the point of beginning.

BEING the same property conveyed to Edward O. Baker, Jr., and wife, Mary Malone Baker by deed from William H. Phillips, a widower, of record in Book 4287, page 1, as corrected by instrument of record in Book 4290, page 473, all in the 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 Vendor's Lien to William H. Phillips, a widower, of record in Book 4287, page 1, as corrected by instrument of record in Book 4290, page 473, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 834 Forrest Acres 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 27th day of October, 19 70

Edward O. Baker, Jr.

Mary Malone Baker

DG|CH

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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 EDWARD O. BAKER, JR., AND WIFE, MARY MALONE 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 27th day of October 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

EDWARD O. BAKER, JR. ET UX

TO

DONALD H. McCONNELL ET UX

A 94965

IDENTIF. REFERENCE

Nov 2 2 59 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

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

Row 1
Box 8

NOV-2?0	CONV	37,648.03			
NOV-2?0	S'TAX		A*	97.76	
NOV-2?0	PR'FEE		A*	.50	
NOV-2?0	W'DEED		A*	3.00	* 101.26