BOOK 4514 PAGE 843

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,500.00

Sammy Flatt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF May 19 71.

Martha Shepard
Notary Public

MY COMMISSION EXPIRES: 5/11/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Oliver H. Dale, 3121 Dickerson Road, Nashville, Tenn. 37207
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammy Flatt, Etux (NAME)	Fidelity Federal (NAME)	Map 41-04
1224 Dalemere Drive (STREET ADDRESS OR ROUTE NUMBER)	4th & Union St. (STREET ADDRESS)	PAR 75
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	OD 58709

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 B. BAKER AND WIFE, EVA M. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SAMMY FLATT AND WIFE, EVELYN FLATT

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. 84 on the Plan of Dalemere Subdivision, Section 5, as of record in Book 3600, page 19, Register's office for said County, described as follows:

Beginning at a point in the northerly margin of Dalemere Drive at the common corner of Lots Nos. 83 and 84; thence with said margin of said Drive westwardly 134.80 feet to a concrete monument at the beginning of a curve having a radius of 25.0 feet; thence around said curve northwestwardly 39.27 feet to a concrete monument in the easterly margin of Havendale Drive; thence with said margin of said Drive northwestwardly 182.75 feet to a point, the common west corner of Lots Nos. 84 and 85; thence with the line between said lots northeastwardly 197.20 feet to a concrete monument at the common rear corner of Lots Nos. 83, 84 and 85; thence with the line between lots Nos. 83 and 84, southwardly 276.15 feet to the point of beginning.
Being the same property conveyed to Mr. William B. Baker and wife, Eva M. Baker by deed from Robert W. Slate and wife, Ruth N. Slate, of record in Book 3808, page 33, said Register's Office.

This conveyance is made subject to Restrictions of record in Book 3616, page 573, and to easements, setback lines, etc. as shown on plan of record in Book 3600, page 19, R.O.D.C., Tennessee. The 10 foot easement on the east line of the lot for public utilities has been cancelled by instrument of record in Book 3866, page 739, R.O.D.C., Tennessee.

Subject to a loan at Fidelity Federal Savings and Loan Association which the Buyer assumes and agrees to pay, balance as of May 28, 1971, $18,207.96.

This is improved (X) unimproved property, known as 1224 (House Number) Dalemere (Street) Drive, (P. O. Address) Nashville, Tennessee (City or Town) 37207 (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 hands this 29th day of May 19 71

William B. Baker

Eva M. Baker

BOOK 4514 PAGE 844

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Martha Shepard, a Notary Public in and for said County and State, the within named William B. Baker & wife Eva M. Baker

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 29 th day of May 19 71

Commission expires 5/1/74

Martha Shepard
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

Mail to: Sammy Flatt 1224 Valemeade Nashville 37207

B 20597

WARRANTY DEED

FROM
William B. Baker and wife, Eva M. Baker

TO
Sammy Flatt and wife, Evelyn Flatt

IDENTIF. REFERENCE

JUN 25 3 44 PM '71

FELIX A. WILSON III REGISTER
DAVIDSON COUNTY, TENN.

JUN 25		CONV	28,500.00			
JUN 25	S TAX			A*	74.10	
JUN 25	PR FEE			A*	.50	
JUN 25	W DEED			A*	3.00	* 77.60

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.