WARRANTY DEED

BOOK 4540 PAGE 388

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
CHARLES E. BAKER (NAME)	GUARANTY MORTGAGE COMPANY (NAME)	MAP 130-11
4507 BEACON DRIVE (STREET ADDRESS OR ROUTE NUMBER)	311 SEVENTH AVENUE, NORTH (STREET ADDRESS)	PARCEL 109
NASHVILLE, TENN. 37215 (CITY) (P. O. ZONE) (STATE)	NASHVILLE, TENN. 37219 (CITY) (ZONE) (STATE)	7DA-33745

FOR AND IN CONSIDERATION of the sum of TEN and NO/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Charles E. Baker and wife, Nancy Lee Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged, and the agreement by Charles E. Baker and wife, Nancy Lee Baker, to assume and pay the unpaid principal balance of a debt secured by a Deed of Trust of record in Book 3889, page 579, Register's Office for Davidson County, Tennessee,

we, Arthur H. Small and wife, Barbara O. Small,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles E. Baker and wife, Nancy Lee Baker,

their ~~successors~~, *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 12 of Block "S" on the Plan of Tyne Meade, Section 4, as of record in Book 1424, page 25, Register's Office for said County. Said Lot No. 12 fronts 116 feet on the easterly side of Beacon Drive and runs back between parallel lines 375 feet to a dead line.

Being the same property conveyed to Arthur H. Small and wife, Barbara O. Small, by deed from Mary Ann Hibbett Andrews and husband, John N. Andrews, of record in Book 3889, page 578, said Register's Office.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1971 taxes have been prorated and are hereby assumed by the purchasers.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 27th day of September 19 71

Affiant

My commission expires: July 31 1974 (Affix Seal)

Notary Public

This is unimproved ( ) improved (XX) property, known as 4507 Beacon Drive, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles E. Baker and wife, Nancy Lee Baker,

their ~~successors~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles E. Baker and wife, Nancy Lee Baker,

their ~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 23rd *day of* September, 19 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Arthur H. Small

Barbara O. Small

THIS INSTRUMENT PREPARED BY:
Lewis D. Nichols, Jr., Attorney
806 Nashville Bank & Trust Building
Nashville, Tennessee 37201

STATE OF ~~TENNESSEE~~ Virginia }
COUNTY OF ~~DAVIDSON~~ Fairfax }

Personally appeared before me, Michael A. Fungaroli, *a Notary Public in and for said County and State,* Arthur H. Small and Barbara O. Small

the within named 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 County of Fairfax, Virginia
this 23rd *day of* September, *19* 71.

Commission expires 10 June 1973

Michael A. Fungaroli *Notary Public*
Michael A. Fungaroli

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* ....., *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 .....

SEP 28	CONV	30,000.00			
SEP 28	S'TAX		A*	78.00	
SEP 28	PR'FEE		A*	.50	
SEP 28	W'DEED		A*	4.00	* 82.50

WARRANTY DEED

FROM

ARTHUR H. SMALL ET UX

TO

CHARLES F. BAKER ET UX

B 32188

IDENTIF. REFERENCE

Sep 28 11 37 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE