BOOK 4545 PAGE 530

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Willie E. Baker, et al	Same	Map 83-5
(NAME)	(NAME)	
1211 Calvin Avenue		Par. 307
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		isap
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Six Thousand Seven Hundred Fifty and No/100- ----------($6,750.00) ---------- *Dollars,*

cash in hand paid by Willie E. Baker and Maxine Sue Baker, the receipt of all of which is hereby acknowledged,

I, Carrie M. Morgan

have this day bargained and sold, and do hereby transfer and convey unto the said Willie E. Baker and Maxine Sue Baker, their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 18 of Block "B" in F. O. Beazley's Addition to East Nashville, a plan of which is of record in book 57, page 85, Register's Office for said County. Said lot No. 10 fronts 50 feet on the northerly side of Calvin Avenue, and runs back between parallel lines 150 feet to an alley. Being the same property conveyed to Elijah R. Massey and Carrie M. Morgan, by deed from Charles Fred Akin and wife, of record in book 2293, page 212 said Register's Office, the said Elijah R. Massey having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 6750.00

Subscribed and sworn to before me, this the 15th day of October 19 71

My commission expires: June 6, 1972 (Affix Seal)

Affiant x Mrs Willie E Baker

Notary Public Mary Ensor

unimproved ( )
This is improved (X) property, known as 1211 Calvin Avenue (House Number) (Street) Nashville, Tennessee 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 Willie E. Baker and Maxine Sue Baker, their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*, except for 1971 taxes which are prorated and assumed by grantees.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Willie E. Baker and Maxine Sue Baker, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 15th *day of* October, 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.*

x Carrie M. Morgan

This Instrument Was Prepared By

Donna W. Pedigo (ME)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Carrie M. Morgan

the within named bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of October, 1971.

Commission expires June 6, 1972

Mary Ensey
Notary Public

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.....

OCT 18 75	CONV	*6,750.00				
OCT 18 75	S'TAX		A*	17.42		
OCT 18 75	PR'FEE		A*	.50		
OCT 18 75	W'DEED		A*	4.00	*	21.92

WARRANTY DEED

FROM Carrie M. Morgan

TO Willie E. Baker, et al

B 34524

IDENTIF. REFERENCE

OCT 18 9 00 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