BOOK 4564 PAGE 748

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$26,500.00

Jerry Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF December, 1971

Notary Public W. K. Georgas, Jr.

MY COMMISSION EXPIRES: 5/10/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Baker (NAME)	Mortgage Associates, Inc. (NAME)	06D-31010
414 Fieldcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	146-8
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	123

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, Michael Eugene Nourse et ux Kathleen Ann Nourse

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry Baker et ux Sandra Baker

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:

Being Lot No. 316 on the Plan of Crieve Hall Estates, Section V, of record in Book 2133, Page 91, Register's Office for Davidson County, Tennessee.

Beginning at a point in the westerly margin of Maywood Drive at the corner of Lots 315 and 316; thence with the margin of said Drive, southerly 130.1 feet to a point at the beginning of a curve; thence around said curve , southwesterly 31.42 feet to a point in the northerly margin of Fieldcrest Drive; thence with the margin of the same, westerly 136 feet to a corner of Lot No. 316 and 317; thence with the line between said lots, northerly 150 feet to a corner of Lot No. 315; thence with the line between Lots 315 and 316, easterly 155 feet to the point of beginning.

Being the same property conveyed to Michael Eugene Nourse, et ux Kathleen Ann Nourse by deed from William O. Daugherty, Jr. et ux Evelyn L. Daugherty of record in Book 4073, Page 525, aforesaid Register's Office.

This conveyance suject to restrictions of record in Book 2277, Page 110, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 414 Fieldcrest Drive, Nashville, Tennessee 37211
(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 hands this 23rd day of December, 19 71

Michael Eugene Nourse
Michael Eugene Nourse

Kathleen Ann Nourse
Kathleen Ann Nourse

STATE OF TENNESSEE
Davidson County

BOOK 4564 PAGE 749

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Michael Eugene Nourse etux Kathleen Ann Nourse

the bargainor, 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 23rd day of December 19 71

Commission expires 5/10/57

Notary Public W.K.Georgas,Jr.

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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 MICHAEL EUGENE NOURSE et ux KATHLEEN ANN NOURSE

TO JERRY BAKER et ux SANDRA BAKER

B 42895

IDENTIF. REFERENCE

Dec 29 1 47 PM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Edward Seddon
Attorney-at-Law
480 James Robertson Parkway
Nashville, Tennessee 37219

DEC29	CONV	26,500.00		
DEC29	STAX		A* 68.90	
DEC29	PRTFEE		A* .50	
DEC29	WDEED		A* 4.00	* 73.40