BOOK 4583 PAGE 624

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

Walter H. Baker, Jr. & wife,

Clara B. Baker

TO

Thomas E. Fortner and wife,

Sadie Fortner

For draftsman's use

This instrument was prepared by
J. B. Watson, Jr., Attorney,
1119 Stahlman Building,
Nashville, Tennessee

mail to

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Fortner, et ux (NAME)	Thomas E. Fortner, et ux (NAME)	MAP# 60-7
3013 Hillhurst Drive (STREET ADDRESS OR ROUTE NUMBER)	3013 Hillhurst Drive (STREET ADDRESS)	Parcel# 10
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

B 5 1 8 9 2

T

IDENTIF. REFERENCE

MAR 14 2 27 PM '72

FEE REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$26,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 1972.

Notary Public

MY COMMISSION EXPIRES: 4-29-1974

(AFFIX SEAL)

For and in Consideration of the sum of Twenty Six Thousand-------

----------($26,000.00) ----------DOLLARS

of which $19,898.63 has been paid in cash by the grantees and for the balance amount of $6,101.37 said grantees have assumed and agree to pay the balance amount of a note executed by W. H. Baker, Jr. and wife and secured by Trust Deed executed by them to Ferriss C. Bailey, Trustee, of record in Book 2511, page 197, Register's Office for Davidson County, Tennessee, we, Walter H. Baker, Jr. and wife, Clara B. Baker

have bargained and sold, and by these presents do transfer and convey unto the said Thomas E. Fortner and wife, Sadie Fortner, 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. 105 on the Map of Section One, Hillhurst Acres, as of record in Book 2331, pages 50 and 51, Register's Office for said County, and described as follows:

Beginning at a point in the northwesterly margin of Lyndale Drive at the corner of Lots 104 and 105; thence with the line between said lots northwesterly 234.7 feet to a corner of Lot 106; thence with the line between Lots 105 and 106, northeasterly 237.6 feet to the westerly margin of Hillhurst Drive; thence with the margin of the same, southeasterly 145 feet to the beginning of a curve; thence around said curve southerly 38.24 feet to the margin of Lyndale Drive; thence with the margin of the same, southwesterly 134.2 feet to the point of beginning.

Being the same property conveyed to W. H. Baker, Jr. and wife, Clara B. Baker, by deed from Charles R. Hazelwood and wife, Mary K. Hazelwood, of record in Book 2496, page 531, Register's Office for Davidson County, Tennessee.

Taxes for 1972 have been prorated and are assumed by the Grantees.

WD-2

This is { unimproved / improved } property, known as 3015 (House Number) Hillhurst (Street) Drive, (P. O. Address) Nashville (City or Town) Tennessee (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Thomas E. Fortner and wife, Sadie Fortner, their heirs and assigns, forever.

And we do covenant with the said Thomas E. Fortner and wife, Sadie Fortner that lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered. except as hereinabove stated.

And we, Walter H. Baker, Jr. and wife, Clara B. Baker do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Thomas E. Fortner and wife, Sadie Fortner, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 13th day of March, 19 72

Walter H. Baker, Jr.

Clara B. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Edna S. Woods, a Notary Public in and for said County and State, the within named Walter H. Baker, Jr., Clara B. Baker, Thomas E. Fortner and Sadie Fortner 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, Tennessee, this 13th day of March, 1972.

Edna S. Woods, Notary Public.

Commission expires 4-29-1974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

JAR 14 72 CONV 26,000.00
JAR 14 72 S'TAX A* 67.60
JAR 14 72 PR'FEE A* .50
JAR 14 72 W'DEED A* 4.00 * 72.10

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 .....