BOOK 4649 PAGE 52 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $15,030.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October 19 72.

Notary Public

MY COMMISSION EXPIRES: 8/23/74

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Wilkins & Adams, Attorneys, 112 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Edwin Smith, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	15D 53475
2743 Bobby Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Map 73-1
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	Par. 87

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, EARL G. BAKER and wife, EDNA P. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES EDWIN SMITH, JR. and wife, MARY LYNN SMITH

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. 37 of Section B on the map of Happy Valley Subdivision, not or fecord, and a part of what was formerly known as Ruby Drive, running along the easterly line of said lot, as shown on a copy of a survey by Z. J. Wilkinson, Surveyor, September 2, 1945, and according to a revised and corrected Map of Lots Nos. 19 and 37 of said Happy Valley Subdivision, made by W. A. Blanchard, Civil Engineer, December 6, 1947, and described according to a copy of a survey thereof made by Hal R. Swann, Jr., Surveyor, January 8, 1955, as follows:

BEGINNING at a point in the northerly margin of Bobby Avenue at the corner of Lots 37 and 38 on said plan; thence with the line between said lots north 37° west 140 feet to a point in the southerly line of Lot 18, Section A, Happy Valley Subdivision; thence with the southerly line of Lots 18 and 19, north 53° east 133 feet to a point in the westerly margin of Milton Drive; thence with the margin of the same, south 17° east 114.3 feet to a concrete monument at the beginning of a curve into Bobby Avenue; thence around said curve in a southwesterly direction 74.7 feet to another concrete monument in the northerly margin of Bobby Avenue; thence with the margin of the same south 53° west 41.7 feet to the point of beginning.

BEING the same property conveyed to Earl G. Baker and wife, Edna P. Baker by deed from Ernest D. Rains and wife, Dorothy H. Rains, of record in Book 3073, page 459, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a Deed of Trust to Murphree Mortgage Company of record in Book 2373, page 341, said Register's Office, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 2743 Bobby Avenue, Nashville, Tennessee 37216
(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 hand S this 17th day of October, 19 72

Earl G. Baker

Edna P. Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Earl G. Baker and wife, Edna P. 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 17th day of October 19 72.

Commission expires Aug. 23, 1976

Dorothy A. King
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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

B 8 1 2 3 7

WARRANTY DEED

FROM
EARL G. BAKER, et ux

TO
CHARLES EDWIN SMITH, JR., et ux

IDENTIF. REFERENCE

OCT 24 1 33 PM '72

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 24 72	CONV	15,030.00			
OCT 24 72	S TAX		A*	39.00	
OCT 24 72	PR FEE		A*	.50	
OCT 24 72	W DEED		A*	4.00	* 43.50