BOOK 1658 PAGE 751

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$21,950.00 Raymond E. Denton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF November, 1972

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
Raymond E. Denton et ux (NAME)	Mortgage Associates, Inc. (NAME)	12D-25410
1327 Bell Grimes Lane (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	41-6
Nashville, Tenn. 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30328 (CITY) (STATE) (ZIP)	16

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, Curtis O. Baker et ux Janet Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond E. Denton et ux L. Vivian Denton

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. 490 on the Plan of Bellshire Estates, Section B, of record in Book 2331, Page 128, Register's Office for said County.

SAID Lot No. 490 fronts 140 feet on the southerly side of Bell Grimes Lane and runs back 220 feet on the easterly line and 247 feet on the westerly line to a dead line and measures 142.8 feet thereon.

BEING THE same property conveyed to Curtis O. Baker and wife, Janet Baker, by deed from John B. Gibbs and wife, Betty L. Thomas Gibbs, of record in Book 2925, Page 84, said Register's Office.

THIS conveyance is subject to the restrictive covenants of record in Book 2542, Page 415, aforesaid Register's Office.

This is unimproved ( ) improved (X) property, known as 1327 Bell Grimes Lane, Nashville, Tennessee 37207
(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 22 day of November, 19 72

Curtis O. Baker
Curtis O. Baker

Janet Baker
Janet Baker

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, W. K. Georgas, Jr., a Notary Public in and for said County and State, the within named Curtis O. Baker et ux Janet 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 22 day of November 1972

Commission expires 5-10-75

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
CURTIS O. BAKER et ux
JANET BAKER

TO
RAYMOND E. DENTON et ux
L. VIVIAN DENTON

B 8 5 6 8 1

IDENTIF. REFERENCE

Nov 28 2 38 PM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NOV28'72		CONV	21,950.00		
NOV28'72	S'TAX			A* 56.94	
NOV28'72	PB'FEE			A* .50	
NOV28'72		W'DEED		A* 4.00	* 61.44

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