BOOK 4685 PAGE 688

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$24,750.00 Ronnie L. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February 1973.

Deanne B Davis
Notary Public

MY COMMISSION EXPIRES: 8/11/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 2807 Nolensville Road Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie L. Baker (NAME)	Thomas & Hill, Inc. (NAME)	148-8
853 Oakwood Terrace Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 1833 (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Charleston, West Va., 25327 (CITY) (STATE) (ZIP)	78 Plat

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, Ralph Stevens and Melvin Jones d/b/a American Homes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronnie L. Baker etux Theresa 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. 74 on the Plan of Oakwood Terrace Subdivision, Section 1, of record in Book 4460, page 55, Register's Office, Davidson County, Tennessee.

SAID Lot No. 74 fronts 80 feet to a point, thence 5.3 feet on the southerly margin of Oakwood Terrace drive, and runs back 134 feet on the east sideline, and 137.73 feet on the west sideline, and measures 39.47 feet across the rear lot line.

BEING the same property conveyed to Ralph Stevens and Melvin Jones d/b/a American Homes by deed from Marion Thurman and Eva M. Thurman of record in Book 4583, page 296, Said Register's Office,

THIS conveyance is subject to restrictive covenants of record in Book 4559, page 72, Said Register's Office.

This is unimproved ( ) improved (X) property, known as 853 (House Number) Oakwood Terrace (Street) Nashville (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 my hand this 23rd day of February, 19 73

Ralph Stevens
Ralph Stevens d/b/a/ American Homes

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph Stevens d/b/a American Homes

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23rd day of Feb. 1973

Commission expires 8/17/76

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 (his oath) (their several oaths) acknowledged (himself) (themselves) 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

WARRANTY DEED

FROM

Ralph Stevens and Melvin Jones d/b/a American Homes

TO

Ronnie L. Baker

Theresa Baker

B 9 6 9 5 0

IDENTIF. REFERENCE

MAR 5 11 29 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Box 2

MAR-5-73	CONV	24,750.00				
MAR-5-73	S'TAX		A*	64.22		
MAR-5-73	PR'FEE		A*	.50		
MAR-5-73	W'DEED		A*	4.00	*	68.72