BOOK 4704 PAGE 221

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON, BALLIN & FORTAS
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,000.00

Percival C. Pascua, P.P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May 19 73

Rallie G. Smithson
Notary Public

MY COMMISSION EXPIRES: 4-19-76
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Percival C. Pascua, etux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	
4456 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	75-7-86
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, Douglas N. Baker and wife, Brenda M. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Percival C. Pascua and wife, Erlina V. Pascua

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. 174 on the Plan of Tulip Grove, Section 4, as of record in Book 4175 Page 12 Register's Office said County.

Being the same property conveyed to Douglas N. Baker and wife, Brenda M. Baker by Warranty Deed from Fischer and Short Construction Company, Inc., as of record in Book 4378 Page 878 Register's Office Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 4456 Baton Rouge Drive, Nashville, Tennessee
(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 1st day of May, 1973

Douglas N. Baker
Douglas N. Baker

Brenda M. Baker
Brenda M. Baker

STATE OF TENNESSEE
Davidson County

BOOK 4704 PAGE 221

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Douglas N. Baker and wife, Brenda M. Baker

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, this 1st day of May 1973

Commission expires 4-19-76

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
Douglas N. Baker
etux,
Brenda M. Baker

TO
Percival C. Pascua,
etux,
Erlina V. Pascua

C05164

IDENTIF. REFERENCE

MAY 4 12 23 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-4-73	CONV	34,000.00			
MAY-4-73	S TAX		A*	88.40	
MAY-4-73	PW FEE		A*	.50	
MAY-4-73	W DEED		A*	4.00	* 92.90

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