WARRANTY DEED

BOOK 4728 PAGE 247

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ALLAN W. BAKER and wife,	First Investment Company	Map 43-06
Nova L. Baker 516 Fedders Drive	(NAME) 2244 Mock Road	#183
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee	(STREET ADDRESS) Columbia, Ohio	11D-61470
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Investment Company and secured by a Deed of Trust of record in Book 4031,page 651, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

RUBE ALVA BEASLEY and wife, SHIRLEY DEAN BEASLEY

have this day bargained and sold, and do hereby transfer and convey unto the said

ALLAN W. BAKER and wife, NOVA L. BAKER

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Madison Park, Section 3, as of record in Book 3500, page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 55 fronts 75 feet on the southerly side of Fedders Drive and extends back 135.9 feet on the easterly line and 140.2 feet on the westerly line to a dead line measuring 75 feet thereon.

Being the same property conveyed to Rube Alva Beasley and wife, Shirley Dean Beasley by deed from Associated Brokers, Inc. of record in Book 4031, page 103, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 23,000.00

Subscribed and sworn to before me, this the 9th day of July 1973

My commission expires: 5/6/76 (Affix Seal)

Affiant

Notary Public

This is { } unimproved { } improved property, known as 516 Fedders Drive, Madison, Tennessee (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

ALLAN W. BAKER and wife, NOVA L. BAKER

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for 1973 taxes, and restrictive covenants of record in Book 3794, page 933, Register's Office for Davidson County. We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said ALLAN W. BAKER and wife, NOVA L. BAKER

their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 9th day of July, 1973 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Rube Alva Beasley

Shirley Dean Beasley

This instrument was prepaired by
Gail Pigg, Attorney, 916 J. C. Bradford Building
Nashville, Tennessee 37219

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Rube Alva Beasley and wife, Shirley Dean Beasley

the within named 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 5th day of July, 1973.

5/1/74

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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.....

JUL 16 CONV 23,000.00
JUL 16 STAX A* 59.80
JUL 16 PRFEE A* .50
JUL 16 WDEED A* 4.00 * 64.30

WARRANTY DEED

FROM Rube Alva Beasley et ux

TO Allan W. Baker et ux

C 15448

IDENTIF. REFERENCE

JUL 16 3 48 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Return to Gail Pigg