ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Julian B. Baker, Jr., & wife (NAME)	Lovell & Malone, Inc. (NAME)	11D-28915
706 Campbell Road (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	42-3
Madison, Tennessee, 37115 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP CODE)	47

WARRANTY DEED

For and in consideration of the sum of $10.00- -
Ten and No/100- DOLLARS, Cash in hand paid by Julian B. Baker, Jr., and wife, Carylon A. Baker, and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption of the unpaid balance of a certain indebtedness evidenced by a note dated March 10, 1972, for $22,000.00, payable as provided therein to Lovell & Malone, Inc., secured by Deed of Trust executed by Joseph Eugene Crane and wife, to James E. Malone, Trustee, of record in Book 4584, page 636, and assigned to Clearwater Federal Savings & Loan Association, by an instrument of record in Book 4587, page 484, both in Register's Office for Davidson County, Tennessee, which said unpaid balance of said indebtedness the said Julian B. Baker, Jr., and wife, Carylon A. Baker, do hereby assume and agree to pay, we,

JOSEPH EUGENE CRANE AND WIFE, DRUCILLA CRANE,

have bargained and sold, and by these presents do transfer and convey unto the said
JULIAN B. BAKER, JR., AND WIFE, CARYLON A. BAKER,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 37 on the Map of Primrose Acres Subdivision, of record in Book 2663, page 107, Register's Office for said County.

Said Lot No. 37 fronts 180 feet on the northeasterly margin of Campbell Road and extends back 359.7 feet on the northwesterly line and 384.5 feet on the southeasterly line to a dead line, measuring 63 feet thereon.

Being the same property conveyed to Joseph Eugene Crane and wife, Drucilla Crane, by deed from William H. Edwards and wife, of record in Book 3861, page 956, said Register's Office.

SEP-6	CONV	28,000.00			
SEP-6	S'TAX		A*	72.80	
SEP-6	PR'FEE		A*	.50	
SEP-6	WDEED		A*	4.00	* 77.30

unimproved ( )
This is improved (x) property, known as 706 (House Number) Campbell Road (Street)
(P. O. Address) Madison, Tennessee, (City or Town) 37115 (Zip Code)

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.

Whenever 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 Thirtieth day of August, 1973.

Joseph Eugene Crane
Drucilla Crane

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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, the within named Joseph Eugene Crane and wife, Drucilla Crane,

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 Madison, Tennessee, this Thirtieth day of August, 19 73.

My commission expires May 17, 1975 Notary Public Floyd W. Pate

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of , 19 .

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 28,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Julian B. Baker Jr

Sworn to and subscribed before me
this 30th day of August, 19 73.

My commission expires May 17, 1975 Notary Public Floyd W. Pate

This instrument was prepared by:	
Frank P. Reynolds., Atty., American Trust Bldg., Nashville, Tennessee	
Name	Address

WARRANTY DEED

FROM JOSEPH EUGENE CRANE AND WIFE,

TO DRUCILLA CRANE,

JULIAN B. BAKER, JR., AND WIFE,

CARYLON A. BAKER.

C 22775

IDENTIF. REFERENCE

SEP 6 3 26 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219