1st Fed.

BOOK 4753 PAGE 774

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,950.00

Ronald Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 1973.

Belinda Leech
Notary Public

MY COMMISSION EXPIRES: 11/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Jonathan J. Foley, Jr., Attorney, 521 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronald BAker et ux (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	12DA 44340
1509 Jewell Street (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Map 72-13
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	Par 7

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, Associated Brokers, Inc., a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ronald Baker and wife, Patricia J. 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:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Dan Leech's Subdivision, as of record in Book 1424, page 70, Register's Office for said County.

SAID Lot No. 19 fronts 65 feet on the easterly side of Jewell Street and runs back 152 feet on the northerly line and 156 feet on the southerly line, to the westerly margin of the right of way of the L & N Railroad, measuring 65 feet thereon.

BEING the same property conveyed to Associated Brokers, Inc., a Tennessee Corporation, by deed from John Greeff and wife, Sarah Greeff, of record in Book 4249, page 145, Register's Office for Davidson County, TEnnessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights of way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 1509 Jewell Street, 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.

IN WITNESS WHEREOF, ASSOCIATED BROKERS, INC., has caused its corporate name to be signed hereto by its duly authorized officer this the 12th day of April, 1973.

ASSOCIATED BROKERS, INC.

By: John W. White
John W. White, President

STATE OF TENNESSEE
Davidson County

BOOK 4753 PAGE 775

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John W. White

and _____ with whom I am personally acquainted and who upon (his oath) acknowledged (himself) to be the President

and _____ respectively of the Associated Brokers, Inc.

the within named bargainor, a corporation, and that (he) as such President

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 John W. White as such President, and attesting the same by the said

as such _____

Witness my hand and official seal at office at Nashville on this the 12 day of April, 19 73.

My commission expires 11-8-75

_____
Notary Public

WARRANTY DEED

FROM
ASSOCIATED BROKERS, INC.

TO
RONALD BAKER, ET UX

C 2 7 0 4 4

IDENTIF. REFERENCE

OCT 9 1 43 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-93	CONV	10,950.00			
OCT-93	STAX		A*	28.34	
OCT-93	RATFEE		A*	.50	
OCT-93	WDEED		A*	4.00	* 32.84