# WARRANTY DEED

BOOK 4754 PAGE 737

| ADDRESS NEW OWNER (S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: (NAME) | MAP PARCEL NUMBERS |
|---|---|---|
| William F. Baker and wife, Laura Jean Baker | Thomas and Hill, Inc. | 90-15 |
| 607 Comet (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 1833 (STREET ADDRESS) | 96 |
| Nashville, Tennessee (CITY) (P. O. ZONE) (STATE) | Charleston, West Va. 25327 (CITY) (ZONE) (STATE) | 8DA 33864 |

*FOR AND IN CONSIDERATION of the sum of* Ten and No/100 ---------- ($10.00) ----- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

ANDREW RALPH MCMASTER and wife, IVADINE R. MCMASTER

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

WILLIAM F. BAKER and wife, LAURA JEAN BAKER

their *(successors), heirs and assigns,*

*certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 1062 on the Plan of Charlotte Park, Section 14, of record in Book 3300, pages 29 and 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Andrew Ralph McMaster and wife, Ivadine R. McMaster by deed from Cumberland Valley Builders, Inc. of record in Book 3407, page 451, 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 $ 26,350.00

Subscribed and sworn to before me, this the 5th day of October 19 73

Affiant William F. Baker

My commission expires: 5-10-75 (Affix Seal)

Notary Public Patsy L. Keller

PATSY L. KELLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved (X) unimproved ( ) property, known as 607 Comet, Nashville, 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*

WILLIAM F. BAKER and wife, LAURA JEAN 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 3312, page 100, said Register's Office.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* William F. Baker and wife, Laura Jean Baker

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

*Witness* our hands this 30th day of September, 1973, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Andrew Ralph McMaster

Ivadine R. McMaster

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
916 J. C. BRADFORD BLDG.
NASHVILLE, TENN. 37219

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE OF MISSOURI }
COUNTY OF St. Louis }

*Personally appeared before me,* the undersigned, *a Notary Public in and for said County and State,* Andrew Ralph McMaster and wife, Ivadine R. McMaster

*the within named 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* St. Louis County, Missouri
*this* 30th *day of* ~~OCT~~ SEPTEMBER, *19* 73.

*Commission expires* May 8, 1976

N. I. Ottinger
*Notary Public*

NOTARY PUBLIC
COUNTY OF ST. LOUIS, MO.

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* .....

OCT 11 73 CONV 26,350.00
OCT 11 73 S'TAX A* 68.38
OCT 11 73 PB'FEE A* .50
OCT 11 73 W'DEED A* 4.00 * 72.88

**WARRANTY DEED**

FROM

Andrew Ralph McMaster et ux

TO

William F. Baker et ux

C 2 7 4 1 7

IDENTIF. REFERENCE

Oct 11 10 57 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Guaranty Title

Office of

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

Return to Gail Pigg