BOOK 4766 PAGE 687

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James D. Baker (NAME)	Dobson & Johnson, Inc. (NAME)	
6032 Plantation Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	74-12
Hermitage, Tenn. 37076 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP CODE)	78 Pt

WARRANTY DEED

For and in consideration of the sum of $10.00----------

----------TEN AND NO/100----------DOLLARS

Cash paid by James D. Baker and wife, Judith M. Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged.

Harold R. Varden, Trustee, with full power

have bargained and sold, and by these presents do transfer and convey unto the said James D. Baker and wife, Judith M. 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. 530 on the Plan of Hermitage Hills, Section 5, of record in Book 3300, pages 1 and 2, Register's Office for said County, to which plan reference is here made for a more complete description.

Being the property conveyed to Harold R. Varden, Trustee, with full power, by deed from Kenneth L. Irions and wife, Connie E. Irions of record in Book 4754, page 254, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____ (House Number) _____ (Street)

(P. O. Address) (City or Town) (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 16th day of November, 1973.

X Harold R. Varden, Trustee

Harold R. Varden, Trustee, with full power

BOOK 4766 PAGE 688

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Harold R. Varden, Trustee, with full power,

the bargainor, , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 16th day of November, 1973.

My commission expires 10/26/74 Notary Public Barbara Ferguson

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 $ 22,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 16th day of November, 1973.

My commission expires 10/26/74 Notary Public Barbara Ferguson

This instrument was prepared by:

Name	Address

NOV21'73 CONV 22,500.00
NOV21'73 S'TAX A* 58.50
NOV21'73 PR'FEE A* .50
NOV21'73 W'DEED A* 4.00 * 63.00

WARRANTY DEED

FROM Harold R. Varden, Trustee

TO James D. Baker, et ux

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

C 32706

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

IDENTIF. REFERENCE

NOV 21 11 13 AM '73
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO:
DOBSON & JOHNSON, INC.