BOOK 4767 PAGE 682

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
HAROLD R. VARDEN, TRUSTEE (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	03D-G-4706
4223 LEBANON ROAD (STREET ADDRESS OR ROUTE NUMBER)	P.O. BOX 28146 (STREET ADDRESS)	85-11
HERMITAGE, TENN. 37076 (CITY) (P. O. ZONE) (STATE)	ATLANTA, GEORGIA 30328 (CITY) (ZONE) (STATE)	57

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, James D. Baker and wife, Judith Marie Baker

have this day bargained and sold, and do hereby transfer and convey unto the said Harold R. Varden, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, his successors in trust ~~XXXXXXXXXX~~ and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 89 on the Plan of Stanford County Club Estates, of record in Book 2900, page 67, Register's Office for Davidson County, Tennessee.

Said Lot No. 89 fronts 98.74 feet on the north side of Belding Drive and runs back between lines 190.25 feet on the west line and 182.7 feet on the east line to a dead line in the rear on which it measures 42.1 feet.

Being the same property conveyed to James D. Baker and wife, Judith Marie Baker by deed from Larry E. Drake and wife, Patsy H. Drake of record in Book 4536, page 724, 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 $ 17,939.17

Affiant

Subscribed and sworn to before me, this the 16th day of November 1973

Notary Public

My commission expires 10-26-74 (Affix Seal)

This is improved (unimproved) property, known as 207 BELDING DRIVE, NASHVILLE, TENN. 37214 (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 Harold R. Varden, Trustee his successors in trust ~~XXXXX~~ (successors), 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Harold R. Varden, Trustee, his successors in trust ~~XXXXXXXXXX~~ and assigns, against the lawful claims of all persons.

Witness our hands this 16th day of November, 1973, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

X James D. Baker

X Judith Marie Baker

This Instrument Was Prepared By

Dewey W. Pedigo

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Barbara Ferguson, *a Notary Public in and for said County and State,* James D. Baker and wife, Judith Marie Baker, *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* 16th *day of* November, *19* 73

Barbara Ferguson *Notary Public*

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE BARBARA FERGUSON

Commission expires 10-26-74

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 _____

NOV27	CONV	17,939.17			
NOV27	S'TAX		A*	46.54	
NOV27	P&'FEE		A*	.50	
NOV27	W'DEED		A*	4.00	* 51.04

WARRANTY DEED

FROM

JAMES D. BAKER, ET UX

TO

HAROLD R. VARDEN, TRUSTEE

C 3 3 1 0 7

IDENTIF. REFERENCE

Nov 27 9 35 AM '73

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON