FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23062.41

Ivan O. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 1973.

Notary Public

MY COMMISSION EXPIRES: August 25, 1976
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ivan O. Baker, et ux (NAME)	Mortgage Associates, Inc. (NAME)	Map 34-9
456 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 28146 (STREET ADDRESS)	Par 69
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30328 (CITY) (STATE) (ZIP)	GO-06615

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, Rebecca Wiseman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ivan O. Baker and wife, Nannie P. 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. 85 on the Plan of Gateway Subdivision, Section I, as of record in Book 3300, Pages 39 and 40, Register's Office for said County.

Said Lot No. 85 fronts 82.3 feet on the northerly side of Janette Avenue and extends back 197.8 feet on the easterly line and 170 feet on the westerly line to a dead line in the rear on which it measures 72 feet.

Being the same property conveyed to Rebecca Wiseman by deed from Jones Lumber Company, Incorporated, of record in Book 3920, Page 774, Register's Office for Davidson County, Tennessee, and by Final Divorce Decree No. 60886, Fourth Circuit Court for Davidson County, Tennessee, of record in Minute Book 70B, Page 743, Circuit Court Clerk's Office for Davidson County, Tennessee.

That Rebecca Wiseman and Rebecca (Roberts) Wiseman are one and the same person.

It is agreed and understood that the above named Grantees assume and agree to pay the remaining unpaid balance on a deed of trust of record in Book 3920, Page 776, said Register's Office.

This instrument is made subject to restrictive covenants of record in Book 3344, Page 582, Book 3370, Page 121, and as amended in Book 3375, Page 249, and Book 3398, Page 438, said Register's Office, and to the Plan of record in Book 3300, Pages 39 and 40, said Register's Office.

unimproved ( )
This is improved (X) property, known as 456 Janette Avenue, 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.

Witness my hand this 12th day of December, 19 73

Rebecca Wiseman

STATE OF TENNESSEE
Davidson County

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

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of December

Commission expires August 2, 1976

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM Rebecca Wiseman

TO Ivan O. Baker, et ux

C 35393

IDENTIF. REFERENCE

DEC 17 8 36 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 17	CONV	23,062.41			
DEC 17	S TAX		A*	60.06	
DEC 17	PW FEE		A*	.50	
DEC 17	W DEED		A*	4.00	* 64.56