BOOK 4773 PAGE 678

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,500.00

W. B. Baker, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF December, 19 73

G. William Jr. Dent
Notary Public

MY COMMISSION EXPIRES: May 13, 1976
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Nashville Mortgage & Realty Company, 210 Stahlman Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
W. B. Baker, Jr. et ux (NAME)	Nashville Mortgage & Realty Company (NAME)	18W3935
944 Russell Street (STREET ADDRESS OR ROUTE NUMBER)	210 Stahlman Building (STREET ADDRESS)	Map 82-16
Nashville, Tenn. 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	Par. 165

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, James N. Waddell, Jr. and wife, Helen C. Waddell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO W. B. Baker, Jr., and wife, Addie 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:

BEING all of Lot No. 10 of the Plan of J. L. Valentino's Lots on Russell Street in East Nashville, Plat Book 57, page 87, Register's Office for Davidson County, Tennessee, more particularly described according to a survey made by Barge, Waggoner & Sumner, Engineers, dated September 16, 1971.

BEGINNING at an iron pin on the southerly margin of Russell Street; thence with the southerly margin of said street north 64° 56' east 96.00 feet to an iron pin in the west margin of Alley No. 286; thence with margin of said alley south 9° 11' west 170.57 feet to another iron pin in said alley; thence north 25° 04' west 140.99 feet to the point of beginning, being triangular in shape.

BEING the same property conveyed to James N. Waddell, Jr. by deed from Nashville Housing Authority, of record in Book 4573, page 698, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 944 Russell Street (House Number) (Street) Nashville (P. O. Address) Tennessee (City or Town) 37206 (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 our hands this 14th day of December, 19 73

Helen C. Waddell
Helen C. Waddell

James N. Waddell, Jr.
James N. Waddell, Jr.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, William J. Casey, a Notary Public in and for said County and State, the within named James N. Waddell, Jr., and wife, Helen C. Waddell

the bargainor, 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 14th day of December 19 73.

Commission expires: January 5, 1975

William J. Casey
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

File: Nashville Mortgage & Realty Co.

WARRANTY DEED

FROM
JAMES N. WADDELL, JR. ET UX

TO
W. B. BAKER, JR. ET UX

C 35583

IDENTIF. REFERENCE

DEC 18 9 19 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC 18	CONV	17,500.00			
DEC 18	S TAX		A*	45.50	
DEC 18	PR FEE		A*	.50	
DEC 18	W DEED		A*	4.00	* 50.00