WARRANTY DEED

BOOK 4786 PAGE 104

ADDRESS NEW OWNER (S) AS FOLLOWS (NAME)	SEND TAX BILLS TO (NAME)	MAP PARCEL NUMBERS
A. Roland Holt and wife, Joyce H. Holt	Fidelity Federal Savings & Loan Association	145-
1306 Otter Creek Road (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	#85
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

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

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Dollars,

and other good and valuable consideration, the receipt of which is hereby acknowledged and the assumption by the grantee of the unpaid principal balance of a note payable to Fidelity Federal Savings and Loan Association and secured by aDeed of Trust of record in Book 4547, page 581, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith.

DAVID R. BAKER and wife, ELIZABETH S. BAKER

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

A. ROLAND HOLT and wife, JOYCE H. HOLT

their (successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being part of Lot No. 6, on the unrecorded Map of Lots for J. E. Rucker on Granny White Pike and Otter Creek Road, in the City of Forrest Hills, and described according to a copy of a survey made by C. K. McLemore, dated June 21, 1967, as follows:

Beginning at a point in the northerly margin of Otter Creek Road at the southeast corner of said Lot No. 6; thence with the north margin of said road; north 84°10' west 200 feet to a point; thence north 4° east 285 feet to an iron pin; thence south 84°10' east 200 feet to an iron pin; thence south 4° west 285 feet to the point of beginning, containing 1.31 acres, more or less.

Being the same property conveyed to David R. Baker and wife, Elizabeth S. Baker by deed from Clovis Wood and wife, Barbara H. Wood, of record in Book 4547, page 579, 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 $49,900.00

Subscribed and sworn to before me, this the 1st day of Feb. 1974

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1306 Otter Creek Road, 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

A. Roland Holt and wife, Joyce H. Holt

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 1974 taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said A. Roland Holt and wife, Joyce H. Holt

their

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

Witness our hand s this 1st day of February, 1974, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

David R. Baker

Elizabeth S. Baker

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David R. Baker and wife, Elizabeth S. 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 1st day of February, 1974

Gail Pigg
Notary Public

Commission expires 4/27/77

NOTARY PUBLIC LARE TENN. ATLARGE

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 .....

FEB-6-74 CONV 49,900.00
FEB-6-74 S TAX A* 129.74
FEB-6-74 PR FEE A* .50
FEB-6-74 W DEED A* 4.00 * 134.24

WARRANTY DEED

FROM

David R. Baker et ux

TO

A. Roland Holt et ux

C 4 1 0 4 7

IDENTIF. REFERENCE

FEB 6 3 16 PM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

Return to Gail Pigg