FORM NO. WD-1

BOOK 4788 PAGE 130

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 1974.

Notary Public

MY COMMISSION EXPIRES: 12/8/75

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys (NAME) 521 Stahlman Building Nashville, Tennessee 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Baker et ux (NAME)	JOHN W. MURPHREE COMPANY (NAME)	
704 Muskhogean Court (STREET ADDRESS OR ROUTE NUMBER)	1283 Murfreesboro Road (STREET ADDRESS)	Map 162-3
Antioch (CITY) Tennessee (STATE) 37013 (P. O. ZIP)	Nashville (CITY) Tennessee (STATE) 37217 (ZIP)	Par 324

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 Martin Construction Company, a Tennessee Corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William A. Baker and wife, Virginia E. 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. 130 on the plan of Haywood Hills, Section 3, of record in Book 4460, pages 164 and 165, Register's Office for said County, to which said plan reference is here made for a more complete legal description of said lot.

BEING PART of the same property conveyed to Martin Construction Company, by deed from Ervin M. Entrekin, Trustee, of record in Book 4713, page 990, REgister's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 4691, page 670, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Legibility of Written Typing or Printing Unsatisfactory When Received.

This is improved (X) unimproved ( ) property, known as 704 Muskhogean Court, (House Number) (Street) Antioch, (P. O. Address) Tennessee (City or Town) 37013 (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.

IN WITNESS WHEREOF, MARTIN CONSTRUCTION COMPANY, has caused its corporate name to be affixed hereto by its duly authorized officers this 8th day of FEbruary, 1974.

ATTEST:

Shirley A. Zeitlin

Shirley A. Zeitlin, Secretary-Treasurer

MARTIN CONSTRUCTION COMPANY

BY: Hubert G. Peeler

Hubert G. Peeler, Vice President

STATE OF TENNESSEE
Davidson County

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

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hubert G. Peeler and Shirley A. Zeitlin with whom I am personally acquainted and who upon (his/their several oaths) acknowledged (himself/themselves) to be the Vice President and Secretary-Treasurer respectively of the Martin Construction Company the within named bargainor, a corporation, and that (he/they) as such Vice President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Hubert G. Peeler as such Vice President, and attesting the same by the said Shirley A. Zeitlin as such Secretary-Treasurer.

Witness my hand and official seal at office at Nashville, Tennessee on this the 8th day of February, 19 74.

My commission expires 11/8/75

_____
Notary Public

file in box # 4

WARRANTY DEED

FROM

MARTIN CONSTRUCTION COMPANY, a Tennessee Corporation

TO

WILLIAM A. BAKER ET UX

C 4 1 8 9 0

IDENTIF. REFERENCE

FEB 13 2 21 PM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

FEB 13 74	CONV	30,000.00			
FEB 13 74	ST TAX		A*	78.00	
FEB 13 74	PB FEE		A*	.50	
FEB 13 74	W DEED		A*	4.00	* 82.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory When Received.