ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
David Eugene Baker	Shumacker Mortgage Co.	
(NAME) 1709 Golf Street	(NAME) 5100 Poplar Avenue	72-4
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn.	(STREET ADDRESS) Memphis, Tn. 38137	26 pcl
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100----------DOLLARS
Cash paid by David Eugene Baker and wife, Judy J. Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the above said grantee of the unpaid balance of a note in the original amount of $19,500.00, secured by a deed of trust to Albert Wm. Johnson, Trustee of record in Book 4704, page 670, Register's Office for Davidson County, Tennessee.

We, Warren Gepford and wife, Frances H. Gepford,

have bargained and sold, and by these presents do transfer and convey unto the said David Eugene Baker and wife, Judy J. Baker,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being part of Lot No. 23 of Block "A" on the Plat of Inglewood Terrace, as of record in Book 1130, page 1, Register's Office for said County. Said part of Lot No. 23 is described according to a survey made by Cantrell and Connell, Engineers on April 3, 1951, as follows:

Beginning at a concrete monument on the easterly margin of Golf Street at the common corner of Lots Nos. 22 and 23 in said Subdivision; thence N 84° 45' E 150 feet to a point; thence S 41° E 120 feet to a point; thence S 0° 15' E 74 feet to a point; thence N 81° 30' W 178.8 feet, more or less to a point in the southeasterly margin of Golf Street; thence with the southeasterly margin of Golf Street, northerly as it proceeds around a curve, 52 feet 11 inches to the point of beginning.

Being the same property conveyed to Warren Gepford by deed from Howard E. Mayo and wife, Shelia A. Mayo, of record in Book 4770, page 803, said Register's Office.

unimproved ( )
This is improved ( ) property, known as _____
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 20th day of February, 1974

X Warren Gepford

X Frances H. Gepford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4792 PAGE 291

Personally appeared before me, Barbara Ferguson, a Notary Public in and for said County and State, the within named Warren Gepford and wife, Frances H. Gepford,

the bargainor S, 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, this 27th day of February, 1974

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF

Before me, , a Notary Public of the State and County aforesaid, personally appeared and , with whom I am personally acquainted, and who, upon oath, acknowledged to be and respectively of the , the within named bargainor, a corporation, and that as such and , being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in , this day of ; 19

Notary Public

Commission expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,868.38
This is equal to or greater than the property would bring at a fair and voluntary sale.

David Eugene Baker

Sworn to and subscribed before me this 27th day of February, 19 74

My commission expires 10/26/74 Notary Public Barbara Ferguson

BARBARA FERGUSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This instrument was prepared by:

Name Address

FEB28?? CONV 22,868.38
FEB28?? S'TAX A* 59.54
FEB28?? PR'FEE A* .50
FEB28?? W'DEED A* 4.00 * 64.04

WARRANTY DEED

FROM Warren Gepford, et ux

TO David Eugene Baker, et ux

C 43767

IDENTIF. REFERENCE

FEB 28 10 50 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

THIS INSTRUMENT PREPARED BY:
DOBSON AND JOHNSON, INC.
311 PLUS PARK BOULEVARD
NASHVILLE, TENNESSEE 37217

RETURN TO:
DOBSON & JOHNSON, INC.

FORM 1002 HESSEY REV. 4/1/73