WARRANTY DEED

BOOK 4838 PAGE 910

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Robert T. Baker et ux	New Owner	Map 84--12
(NAME)	(NAME)	
3112 Windermere Circle	Same	Parcel 11
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37214		3D-68945
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------

----------($10.00)---------- *Dollars,*
cash in hand paid by Robert T. Baker and wife, Judy T. Baker, hereinafter called Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, John B. Blair, Sr. and wife, Ruth L. Blair, hereinafter called Grantors,

THIS INSTRUMENT PREPARED BY
CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
3310 LEBANON RD. BLDG.
HERMITAGE, TENN. 37076

have this day bargained and sold, and do hereby transfer and convey unto the said Robert T. Baker and wife,

Judy T. Baker, their

(successors), heirs and assigns,

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

Land in Davidson County, Tennessee, being Lot No. 161 on the Plan of Lincoya Hills, Section Six, as of record in Book 2331, Page 71, Register's Office for said County.

Said Lot No. 161 fronts 100 feet on the south side of Windemere Circle and runs back between lines 199.8 feet on the west line and 199.9 feet on the east line to a dead line in the rear measuring 100 feet thereon.

Being the same property conveyed to John B. Blair, Sr. and wife, Ruth L. Blair, by deed from Marion Thurman and wife, Eva M. Thurman, of record in Book 4471, Page 749, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants, easements, and all other limitations pertaining to the premises and to lien created in Deed of Trust of record in Book 4271, Page 420, Register's Office for Davidson County, Tennessee, executed to secure the payment of a note described therein, the unpaid balance of which the Grantees herein assume and agree to pay as part of the consideration of this conveyance.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $27,500.00

Subscribed and sworn to before me, this the 29 day of July 1974.

Affiant

My commission expires: 5/29/77
(Affix Seal)

Notary Public

This is improved ( ) unimproved ( ) property, known as 3112 Windermere Circle, Nashville, Tn. 37214
(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 Grantees,

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 as mentioned herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their

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

Witness our *hand* S *this* 29th *day of* July, 1974, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

John B. Blair, Sr.

Ruth L. Blair

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John B. Blair, Sr. and wife, Ruth L. Blair

the within named 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 Hermitage, Tennessee, this 29th day of July, 1974.

Notary Public

Commission expires 5/29/77

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.....

WARRANTY DEED

FROM

JOHN B. BLAIR, SR. ET UX

TO

ROBERT T. BAKER ET UX

C 6 5 1 6 9

IDENTIF. REFERENCE

JUL 30 10 03 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Box 28
Phone 255-4631
NASHVILLE, TENNESSEE 37238

CLARENCE O. INGRAM
ATTORNEY AT LAW
P. O. BOX 313
[illegible] RD. BLDG.
[illegible] 37076

JUL 30 74	CONV	27,500.00				
JUL 30 74	S'TAX		A*	71.50		
JUL 30 74	PR'FEE		A*	.50		
JUL 30 74	W'DEED		A*	4.00	*	76.00