BOOK 4859 PAGE 329

WARRANTY DEED

This instrument was prepared by:
CARL H. OLDHAM
ATTORNEY AT LAW
Hendersonville, Tenn. 37075

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. Larry L. McReynolds	Murphree Mortgage Company	
(NAME) 214 Cumberland Hills Dr.	(NAME) 226 Third Avenue, North	Map 26-16
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tennessee 37115	(STREET ADDRESS) Nashville, Tennessee	Parcel 19
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of - - - - - - - TEN - - - - - - - - - - - - - - -

- -AND NO/00 - - - - - - - *Dollars,*

Cash in hand paid, the receipt of which is hereby acknowledged and other good and valuable considerations, including the assumption of the unpaid balance of a first mortgage deed of trust of record in Book 3850, Page 121, Register's Office for Davidson County, Tennessee, which the hereinafter named grantees agree to assume and promise to pay according to the terms and conditions thereof. Assigned in Book 3853, Page 495, RODCT. And a second mortgage deed of trust of record in Book 3850, Page 125, assigned in Book 3853, Page 493, RODCT.

WE, OLLIE B. BAKER, JR., AND WIFE, MAXINE B. BAKER, hereinafter called Grantors,

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

LARRY L. McREYNOLDS AND WIFE, HELEN S. McREYNOLDS, as tenants by the entirety, hereinafter called the Grantees,

(successors), heirs and assigns,

certain real estate DAVIDSON *nty, Tennessee, as follows:*

Being Lot No. 75, on the Plan of Section III, Mansker Meadows, as of record in Book 2900, page 26, Register's Office for said County.

Said Lot No. 75 fronts 100 feet on the westerly side of Cumberland Hills Drive, and extends back 374.13 feet on the northerly line and 383.1 feet on the southerly line, to a dead line in the rear on which it measures 130.97 feet.

BEING the same property conveyed to OLLIE B. BAKER, JR., AND WIFE, MAXINE B. BAKER by deed from RANDALL PHILLIPS BUILDERS, INC., as of record in Deed Book 3850, Page 119, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered. EXCEPT AS HEREIN PROVIDED.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand on this, the 9 **day of** October **, 19**74

Ollie B. Baker Jr.
(OLLIE B. BAKER, JR.)

Maxine B. Baker
(MAXINE B. BAKER)

STATE OF TENNESSEE }
COUNTY OF Sumner }

BOOK 4859 PAGE 330

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* OLLIE B. BAKER, JR., AND WIFE, MAXINE B. BAKER

*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 HENDERSONVILLE *Tennessee, this* 4 *day of* October *19*74

Paulette L. Oldham *Notary Public*

Commission expires 1-22-75

NOTARY PUBLIC P.O. OLDHAM SUMNER COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF }

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 .....

STATE OF TENNESSEE }
COUNTY OF Sumner }

The actual consideration or value whichever is greater, for this transfer is $ 46,500.00

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

October 19 74

Larry L. McReynolds
Affiant

Paulette L. Oldham
Notary Public

My commission expires 1-22-75
(Affix Seal)

NOTARY PUBLIC P.O. OLDHAM SUMNER COUNTY, TENN.

OCT 11 74 CONV 46,500.00
OCT 11 74 S'TAX A* 120.90
OCT 11 74 PR'FEE A* .50
OCT 11 74 W'DEED A* 4.00 * 125.40

WARRANTY DEED

FROM
OLLIE B. BAKER, JR., ET UX

TO
LARRY L. McREYNOLDS, ET UX

C 7 4 5 1 2

IDENTIF. REFERENCE

OCT 11 10 15 AM '74
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Mail To:

This instrument prepared by:
CARL H. OLDHAM
Attorney at Law
108 Saunders Ferry Road
Hendersonville, Tennessee
824-0989