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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,269.18

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 1975.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, Attys. 112 Stahlman Building, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Wayne Baker (NAME)	Mortgage Associates, Inc. (NAME)	11W 85010
3807 Lookout Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive Suite 300 (STREET ADDRESS)	Map 104 1
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 17

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, MARY B. RUSSELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD WAYNE BAKER and wife, PAMELA D. 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. 38 on the plan of the Second Revised Plan of Valley View, Section 1, as of record in Book 2331, page 113, Register's Office for Davidson County, Tennessee.

SAID Lot No. 38 fronts 57 feet on the southerly side of Lookout Drive and runs back 108.41 feet on the easterly line and 106.98 feet on the westerly line to a dead line in the rear, measuring 57 feet thereon.

BEING the same property conveyed to Mary B. Russell by deed from Thomas E. Walker and wife, Eileen J. Walker of record in Book 4677, page 192, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Mortgage Associates, Inc. a Georgia Corporation, of record in Book 4677, page 194, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is unimproved ( ) improved (X) property, known as 3807 Lookout Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (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.

Witness my hand this 17th day of January, 19 75

Mary B. Russell

Mary B. Russell

STATE OF TENNESSEE
Davidson County

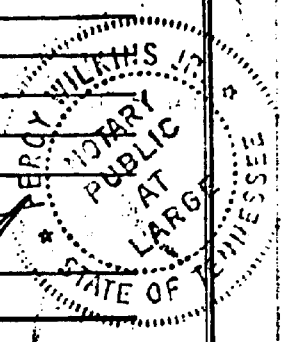
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary B. Russell

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, Tennessee, this 17th day of January 19 75

Commission expires 11-30-76

Notary Public



STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19:__

My commission expires _____

Notary Public

WARRANTY DEED

FROM
MARY B. RUSSELL

TO
DONALD WAYNE BAKER ET UX

C 84880

IDENTIF. REFERENCE

JAN 20 3 45 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

WILKINS & ADAMS
ATTORNEYS-AT-LAW
112 STAHLMAN BUILD

Rec'd 1
Book 3

JAN20 75	CONV	16,269.18				
JAN20 75	S'TAX		A*	42.38		
JAN20 75	PR'FEE		A*	.50		
JAN20 75	W'DEED		A*	4.00	*	46.88