BOOK 4883 PAGE 719

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray R. Baker	Home Federal Savings & Loan	Map 61-6
(NAME) P. O. Box 162	(NAME) 230 4th Ave. North	Par 69
(STREET ADDRESS OR ROUTE NUMBER) Madison, Tenn. 37115	(STREET ADDRESS) Nashville, Tenn. 37219	12D-11300
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,* and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 4664, page 223, Register's Office for said County.

We, W. K. Gardner and wife, Pattygale Gardner

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

Ray R. Baker, his

(~~XXXXX~~), *heirs and assigns,*

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

Land in Davidson County, Tennessee, being Lot No. 197 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 abd 104, Registers Office for said County.

Said lot adjoins and fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line. Included in the above but excluded in this conveyance is the 5 feet along the south side previously conveyed by William Glenn and wife, Eleanor Glenn.

Being the same property conveyed to W. K. Gardner and wife, Pattygale Gardner by deed from Clyde Biggs, Jr. and wife, Phyllis Biggs of record in Book 4823, page 221, Register's Office for Davidson County, Tennessee.

It is agreed and understood that the escrow account in connection with the aforesaid indebtedness is hereby transferred to said purchasers. Insurance on said property is transferred to said purchasers.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 26,316.75

Subscribed and sworn to before me, this the 22nd day of January 1975

Affiant W. K. Gardner

My commission expires: 1-30-'78 (Affix Seal)

Notary Public

This is { unimproved / improved } property, known as 4015 Hutson Ave. (House Number) (Street) Nashville, Tenn. 37216 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

Ray R. Baker, his (~~XXXXXX~~)

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 noted above.

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

Ray R. Baker, his

(~~XXXX~~), *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 22nd *day of* January, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

W. K. Gardner

Pattygale Gardner

This Instrument Was Prepared By

Phillip Saindon (gw)

Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. V. Baker, a Notary Public in and for said County and State, W. K. Gardner and wife, Pattygale Gardner, the within named bargainors, 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 22nd day of January, 19 75.

A. V. Baker Notary Public

Commission expires 1-30-'78

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.....

JAN 27 '75 CONV 26,346.75
JAN 27 '75 S'TAX A* 68.38
JAN 27 '75 PR'FEE A* .50
JAN 27 '75 W'DEED A* 4.00 * 72.88

WARRANTY DEED

FROM

W. K. GARDNER, ET UX

TO

RAY R. BAKER

OAKES AND SMITH REALTY CO., INC.

C 85406

IDENTIF. REFERENCE

JAN 27 8 42 AM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631

NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON