This instrument prepared by Robert L. Baker, Attorney
Suite 618, Hamilton Bank Building
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 4907 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Charles G. Neely, et ux (NAME)	Mortgage Associates, Inc. (NAME)	7D 36204
1042 Percy Warner Blvd. (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E. (STREET ADDRESS)	Map 129-8
Nashville, Tenn. 37205 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30341 (CITY) (ZONE) (STATE)	Par 68

FOR AND IN CONSIDERATION of the sum of ----------Ten ($10.00)---------- ---------- *Dollars,*

and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged,

we, Robert Lyn Baker and wife Carolyn N. Baker

have this day bargained and sold, and do hereby transfer and convey unto the said Charles G. Neely and wife Betty M. Neely, their ~~heirs~~ *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 55 on the plan of Warner Park Valley, Section 1, of record in Book 3600, pages 12, 13, and 14, Register's Office for said County, as follows:

Said Lot No. 55 fronts 83.24 feet on the easterly side of Percy Warner Boulevard and runs back 150.22 feet on the southerly line and 165.95 feet on the northerly line to a dead line, measuring 117.43 feet thereon.

Being same property conveyed to Robert Lyn Baker and wife, Carolyn N. Baker by deed from Ross E. Whetstone and wife, Helen M. Whetstone, of record in Book 4389, Page 944 said register's office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $42,950.00

Subscribed and sworn to before me, this the 25th day of April 19 75

Affiant

My commission expires: 5-1-76 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1042 Percy Warner Blvd, Nashville, Tennessee
(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 Charles G. Neely and wife, Betty M. Neely, their ~~heirs~~ *(successors)* XXXXX *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.*

we *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles G. Neely and wife, Betty M. Neely, their ~~heirs~~ XXXXXXX *heirs and assigns, against the lawful claims of all persons.*

Witness Our hands *this* 25th *day of* April, 1975, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert Lyn Baker

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

BOOK 4907 PAGE 742

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, R[illegible] M. Lowell, *a Notary Public in and for said County and State,* Robert Lyn Baker, and wife, Carolyn N. 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 Nashville, *Tennessee, this* 25th *day of* April, *19* 75.

Robert M. Lowell *Notary Public*

Commission expires 11-26-78

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 .....

APR 29 75 CONV 42,950.00
APR 29 75 S'TAX A* 111.54
APR 29 75 PR'FEE A* .50
APR 29 75 W'DEED A* 4.00 * 116.04

WARRANTY DEED

FROM

Robert L. Baker, et ux

TO

Charles G. Neely, et ux

C 95976

IDENTIF. REFERENCE

APR 29 8 27 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

[illegible]
112 S[illegible]
NASHVILLE, Tennessee 37201

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-1631
NASHVILLE, TENNESSEE 37238