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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 $ 29,800.00

James H. Minnicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF June, 1975

Notary Public

MY COMMISSION EXPIRES: May 8, 1978

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN & HARRIS, ATTORNEYS, 807 American Trust Building, Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. MINNICKS, et ux (NAME)	FIRST INVESTMENT COMPANY (NAME)	Map 43-6
516 Fedders Drive (STREET ADDRESS OR ROUTE NUMBER)	2244 Mock Road (STREET ADDRESS)	Par 183
Madison, Tenn. 37115 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP)	11D-61470

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,

ALLAN W. BAKER and wife, NOVA L. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES H. MINNICKS and wife, RUTH E. MINNICKS

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 55 on the Plan of Madison Park, Section 3, as of record in Book 3500, Page 104, Register's Office for Davidson County, Tennessee.

SAID Lot No. 55 fronts 75 feet on the southerly side of Fedders Drive and extends back 135.9 feet on the easterly line and 140.2 feet on the westerly line to a dead line measuring 75 feet thereon.

BEING the same property conveyed to Allan W. Baker and wife, Nova L. Baker by deed from Rube Alva Beasley and wife, Shirley Dean Beasley as of record in Book 4728, Page 247, Register's Office for said County.

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 J. J. Foley, Jr., Trustee, to secure to First Investment Company of record in Book 4031, Page 105, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid Deed of Trust is hereby returned to the said Grantors.

This is unimproved ( ) improved (X) property, known as 516 Fedders Drive, Madison, Tennessee 37115
(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. 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.

Witness our hand s this 19th day of June, 1975

x Allan W. Baker x Nova L. Baker

ALLAN W. BAKER NOVA L. BAKER

RECORDER'S NOTE
Legibility of Writing, Typing or Printing Unsatisfactory in this Document when received.

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 ALLAN W. BAKER and wife, NOVA L. BAKER

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 19th day of June 1975.

Commission expires May 8, 1978

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
ALLAN W. BAKER and wife,
NOVA L. BAKER

TO
JAMES H. MINNICKS and wife,
RUTH E. MINNICKS

D 0 3 5 0 4

IDENTIF. REFERENCE

JUN 19 2 56 PM '75
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
CASTLEMAN & HARRIS, ATTYS.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

File BOX 9

JUN 19 75	CONV	29,800.00			
JUN 19 75	S TAX		A*	77.48	
JUN 19 75	PRTFEE		A*	.50	
JUN 19 75	W DEED		A*	4.00	* 81.98