BOOK 4926 PAGE 481

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,000.00

Affiant MARGARET LOIS RHEA

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF June 1975

Notary Public

MY COMMISSION EXPIRES: 1-30-77

(AFFIX SEAL)

This Instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
1102 KERMIT DRIVE - SUITE 203
NASHVILLE, TENNESSEE 37217

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Margaret Lois Rhea (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	Map 103-3
214 - 54th Avenue, North (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Parcel 36
Nashville, Tn. 37209 (CITY) (STATE) (P. O. ZIP)	Memphis, Tn. 38118 (CITY) (STATE) (ZIP)	25W-09995

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, Alvie Lee Baker and wife, Linda D. Baker

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

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 David-on County, Tennessee, being the southerly one-half of Lot No. 8 in the Subdivision of Lots Nos. 21 and 22, in the Realty Savings Bank & Trust Company's Revised Plan of the West Extension of the Charlotte Park Company's First Addition, a plan of which is of record in Book 421, page 87, Register's Office for said County, and described according to a survey made by Hal R. Swann, Jr., Surveyor, dated December 21, 1968, as follows:

BEGINNING at a point on the eastern margin of Richland Avenue 55.75 feet more or less north of the dividing line between Lots 8 and 9 and running thence along the eastern margin of Richland Avenue, now 54th Avenue, North, in a southerly direction 55.75 feet more or less to the dividing line between Lots 8 and 9; thence easterly along said line 153 feet, more or less to the easterly margin of the N.C. & S. T. abandoned right-of-way; thence along the easterly margin of said abandoned right of way in a northerly direction 53.5 feet, more or less, to a point; thence westwardly 164 feet, more or less, to the point of BEGINNING in the easterly margin of 54th Avenue, North.

BEING the same property conveyed to Alvie Lee Baker by deed from Vernon W. Hullett and wife, Mary K. Hullett of record in Book 4404, page 183, Register's Office for Davidson County, Tennessee.

Linda D. Baker, wife of the above named Alvie Lee Baker, joins in this conveyance for the purpose of releasing any and all marital rights and interest she may have in the above described property.

This conveyance, however, is subject to any and all easements and rights of way of public record.

This is unimproved ( ) improved (XX) property, known as 214-54th Avenue, North, Nashville, Tn. 37209
(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 our hand s this 24th day of June, 19 75

X Alvie Lee Baker
ALVIE LEE BAKER

X Linda D. Baker
LINDA D. BAKER

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STATE OF TENNESSEE }
DAVIDSON County }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alvie Lee Baker and wife, Linda D. Baker

the bargainor, 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 24th day of June, 19 75

Commission expires 1-30-79

James Friedman
Notary Public

STATE OF TENNESSEE }
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) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____ (they) , 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

TO

D 0 4 3 6 3

IDENTIF. REFERENCE

JUN 25 1 46 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

JUN 25	CONV	11,000.00			
JUN 25	S'TAX		A*	28.60	
JUN 25	PR'FEE		A*	.50	
JUN 25	W'DEED		A*	4.00	* 33.10

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217