TENNESSEE
DMM/jwz

(SHA REV. 1-27-75)

BOOK 4931 PAGE 164

D E E D

Send Tax Bills To:
Thomas E. Martin
537 Canton Pass
Madison, Tennessee 37115

52-12
104 PW

THIS INSTRUMENT WAS PREPARED BY:

Steven H. Amick, Esq.
E. I. du Pont de Nemours and Company
Wilmington, Delaware 19898

THIS INDENTURE, made this 16th day of February, 1975, between JOHN FRANKLIN BAKER, JR. and GLORIA ANN BAKER, his wife, of 537 Canton Pass, Nashville, Tennessee, of the one part, ("GRANTORS"), and --------THOMAS E. MARTIN and GLORIA C. MARTIN, his wife----------, of 537 Canton Pass, Nashville, TENN of the other part, ("GRANTEES"),

W I T N E S S E T H :

THAT GRANTORS, for and in consideration of $42,000.00 to them in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, hereby convey to GRANTEES forever the tract of land situated in Davidson County, Tennessee, described in Exhibit A, attached hereto and made a part hereof.

THIS CONVEYANCE is made subject to easements, restrictions, reservations, agreements and covenants of record, if any; current taxes, and to any state of facts that is apparent or that an accurate survey or inspection of the property hereby conveyed would disclose.

GRANTORS covenant that they are seized and possessed of said land, subject as herein stated, and have a right to convey it and GRANTORS warrant the title against all persons claiming under them.

IN WITNESS WHEREOF, the GRANTORS herein have hereunto set their hands and seals the day and year first above written.

Signed, Sealed and Delivered
by JOHN FRANKLIN BAKER, JR.
and GLORIA ANN BAKER
His Wife,
in the Presence of:

John Franklin Baker Jr. (SEAL)
JOHN FRANKLIN BAKER, JR.

Gloria Ann Baker (SEAL)
GLORIA ANN BAKER

STATE OF Delaware)
COUNTY OF New Castle) SS.

On this 16th day of February, 1975, before me personally appeared JOHN FRANKLIN BAKER, JR. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Fred H. Dautel Jr
Notary Public

My commission expires: My commission expires April 9, 1975

STATE OF Delaware)
COUNTY OF New Castle) SS.

On this 16th day of February, 1975, before me personally appeared GLORIA ANN BAKER to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Fred H. Dautel Jr
Notary Public

My commission expires: My commission expires April 9, 1975

EXHIBIT "A"

Being lot No. 77 on the plan of Sequoia Valley, Section 2, as of record in book 3700, page 114, Register's Office for said County, described as follows:

Beginning on the easterly margin of Shawnee Road at the corner of lots Nos. 76 and 77; thence with the line between said two lots, easterly 125 feet to the corner of lots Nos. 77 and 78; thence with the line between said two lots, northerly 130 feet to the southerly margin of Canton Pass; thence with the same, westerly 100 feet to the beginning of a curve; thence around said curve having a radius of 25 feet, southwesterly 39.27 feet to the easterly margin of Shawnee Road; thence with the same, southerly 105 feet to the beginning.

BEING the same lands and premises which R. Royce Richey and Clara M. Richey, his wife, by Deed dated July 31, 1968, and recorded in the Register's Office for Davidson County, Tennessee, in Book 4256, Page 128, granted and conveyed to JOHN FRANKLIN BAKER, JR. and GLORIA ANN BAKER, his wife, in fee.

This conveyance is made subject to the following two agreements: 1) between John Franklin Baker and Ronald Lee Panter dated August 19, 1972 and recorded in the Office aforesaid in Book 4627, Page 209, and 2) between John Franklin Baker and Benny Lee Santiago dated January 20, 1974 and recorded in the Office aforesaid in Book 4882, Page 607.

FILED JUL 11 11 26 AM '75
DAVIDSON COUNTY, TENN.
REGISTER

IDENTIF. REFERENCE

006443

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $ 42,000.00 .

Thomas E. Martin
Affiant

Subscribed and sworn to before me, this the 27th day of JUNE, 1975.

D. J. Brewer
Notary Public

My Commission expires: 1-29-78
(Affix Seal)

D. J. BREWER NOTARY PUBLIC AT LARGE STATE

JUL 11 75	CONV	42,000.00			
JUL 11 75	S'TAX		A*	109.20	
JUL 11 75	PR'FEE		A*	.50	
JUL 11 75	W'DEED		A*	6.00	* 115.70