THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
236 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37201

BOOK 4944 PAGE 238

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Randolph M. LaGasse and wife, Janice M. LaGasse (NAME)	First Federal Savings & Loan Association (NAME)	158-3
2000 Cromwell (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	#16
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	FH# 14402

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00)----------
---------- *Dollars,*

and other good and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to First Federal Savings & Loan Association, and secured by a Deed of Trust of record in Book 4731, page 535, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

DONALD T. BAKER and wife, MARY C. BAKER

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

RANDOLPH M. LAGASSE and wife, JANICE M. LAGASSE

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 59 on the Plan of Hillsboro Park, Section II, of record in Book 2331, pages 61 and 62, Register's Office for said County.

Beginning at a point in the northerly margin of Gardendale Drive, at the corner of Lots 59 and 74; thence with the line between said lots, northwesterly 198.3 feet to a corner of Lot 60; thence with theline between Lots 59 and 60, southwesterly 231 feet to the easterly margin of Cromwell Drive; thence with the margin of the same, southeasterly 182.5 feet to the beginning of a curve; thence around said curve, easterly 39.3 feet to the northerly margin of Gardendale Drive; thence with the margin of the same northeasterly 228.4 feet to the point of beginning.

Being the same property conveyed to Donald T. Baker and wife, Mary C. Baker by deed from Neil Craig Parrish and wife, Holland C. Parrish, which is being recorded in Book 4731, page 533, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this tranefer is $ 63,000.00

Subscribed and sworn to before me, this the 18th day of August 19 75

My commission expires 4/27/77 (Affix Seal)

Affiant Randolph M. LaGasse

Notary Public Gail Pigg

Unimproved ( ) This is improved (X) property, known as 2000 Cromwell Drive, 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

RANDOLPH M. LAGASSE and wife, JANICE M. LAGASSE

their *(successors),*

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 for 1975 taxes, restrictions of record in BK.2435,p.237, made applicable BK.2446,p.405 and amended BK.2447,p.303 and amended BK.2603,p.440 and plan of record BK.2331,pp.61 & 62.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* RANDOLPH M. LAGASSE and wife, JANICE M. LAGASSE

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s *this* 18th *day of* August, 19 75 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Donald T. Baker

Mary C. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Donald T. Baker and wife, Mary C. Baker

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 18th day of August, 1975.

Gail Pigg
Notary Public

Commission expires 4/27/77

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 _____

AUG21 75	CONV	63,000.00			
AUG21 75	S'TAX		A*	163.80	
AUG21 75	PR'FEE		A*	.50	
AUG21 75	W'DEED		A*	4.00	* 168.30

WARRANTY DEED

FROM
Donald T. Baker et ux

TO
Randolph M. Lagasee

D 12330

IDENTIF. REFERENCE

AUG 21 3 40 PM '75

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Return to Gail Pigg

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238