This instrument was prepared by James G. Lesemann, Attorney-at-Law,
320 Gallatin Rd. Madison, Tenn.

WARRANTY DEED

BOOK 4947 PAGE 761

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nina E. Allen (NAME)	Nina E. Allen (NAME)	27W22575
1041 Sharpe Avenue (STREET ADDRESS OR ROUTE NUMBER)	1041 Sharpe Avenue (STREET ADDRESS)	Map 83-1
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Parcel 96

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

cash in hand paid by the Grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

we, Fay Baker and wife, Juanita Baker, hereinafter called the Grantors

have this day bargained and sold, and do hereby transfer and convey unto the said ...Nina E. Allen, herein called the Grantee, her ..... XXXXXX), *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 54 on the Map of Jones & Bradford's Subdivision, as of record in Book 161, page 142, Register's Office for said County.

Said Lot No. 54 fronts 50 feet on the northerly side of Sharpe Avenue and runs back between parallel lines 154.5 feet more or less to an alley.

Being the same property conveyed to Fay Baker and wife, Juanita Baker, by deed from Mrs. Ida Anderson, et al, of record in Book 2044, page 379, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $12,500.00

Subscribed and sworn to before me, this the 2nd day of September, 1975

My commission expires: 5-5-79 (Affix Seal)

Affiant: Nina E. Allen

Notary Public: James G. Lesemann

JAMES G. LESEMANN NOTARY PUBLIC STATE AT LARGE STATE OF TENNESSEE

This is unimproved ( ) improved (X) property, known as 1041 Sharpe Avenue (House Number) (Street) Nashville, Tennessee 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 Grantee, her XXXXXX *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 as stated herein and 1975 taxes which have been pro-rated and assumed by the Grantee.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantee, her XXXXXX, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 2nd *day of* September, 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.*

Fay Baker

Fay Baker

Juanita Baker

Juanita Baker

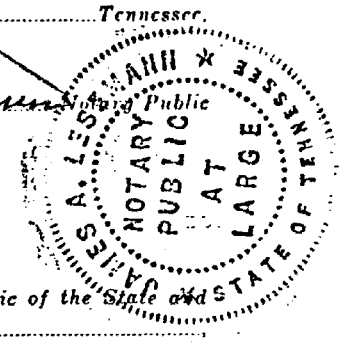
STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Fay Baker and wife, Juanita 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 Madison, *Tennessee, this* 2nd *day of* September, *19*75.

Commission expires 5-5-79 *Notary Public*



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 .....

SEP-3 75	CONV	12,500.00			
SEP-3 75	S'TAX		A*	32.50	
SEP-3 75	PR'FEE		A*	.50	
SEP-3 75	W'DEED		A*	4.00	* 37.00

WARRANTY DEED

FROM

Fay Baker, et ux

TO

Nina E. Allen

D 1 4 0 5 3

IDENTIF. REFERENCE

Sep 3 3 17 PM '75

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

320 Gallatin Road
MADISON, TENNESSEE 37115

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS