This instrument was prepared by James C. Lesemann, Attorney at Law,
320 Gallatin Road Madison, Tennessee

WARRANTY DEED

BOOK 4952 PAGE 752

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John H. Baker et ux,	(same)	19W187.5
(NAME)	(NAME)	
947 Maxwell Ave.	(same)	MAP 82-8
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn.		PAR. 346
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by the said grantee, hereinafter named and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, Lula Milliken, hereinafter called the grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said John H. Baker and wife, Margaret Elaine Baker, herein called the grantees, their

~~XXXXXXXXX~~ heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 23 on the Plan of House & Simonton's Subdivision of lots Nos. 1 to 16 inclusive in Stratton and Seymour's Addition, as of record in book 57, page 137, Register's Office for said County, described as follows:

Said lot No. 23 fronts 50 feet on the southerly side of Maxwell Street, and runs back between parallel lines 175 feet to an alley.

Being the same property conveyed to Lula Milliken, by deed from J. R. Milliken, of record in book 911, page 128, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,000.00

Subscribed and sworn to before me, this the 19th day of Sept. 1975

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

Affiant

Notary Public

JAMES A. PUCKETT NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Unimproved ( ) Improved (X) property, known as 948 Maxwell Ave., Nashville, Tenn. (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 grantees, their

~~XXXXXXXX~~ heirs and assigns forever. I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered as stated herein.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their

~~XXXXXXXX~~ heirs and assigns, against the lawful claims of all persons.

Witness my hand this 19th day of September, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Lula Milliken
(Lula Milliken)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 4952 PAGE 753

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Lula Milliken

the within named bargainor....., with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Madison, Tennessee
this 19th *day of* September, *19* 75

Commission expires 5-5-79 James A. Freeman *Notary Public*

JAMES A. FREEMAN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 19 75	CONV	10,000.00				
SEP 19 75	S'TAX		A*	26.00		
SEP 19 75	PR'FEE		A*	.50		
SEP 19 75	W'DEED		A*	4.00	*	30.50

WARRANTY DEED

FROM

Lula Milliken

TO

John H. Baker et ux,

D 16369

IDENTIFICATION REFERENCE

SEP 19 2 48 PM '75

FEE $ ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS