BOOK 4962 PAGE 704

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$37,000.00 X Maurice M. McDonald Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF October, 19 75.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maurice M. McDonald, Jr. (NAME)	Mortgage Associates, Inc. (NAME)	Map 123
414 Fieldcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 81386 (STREET ADDRESS)	Parcel 146-8
Nashville, Tenn. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	6D-31010

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, Jerry Baker et ux Sandra Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Maurice M. McDonald, Jr. et ux Patricia A. McDonald

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:

BEING Lot No. 316 on the Plan of Crieve Hall Estates, Section V, of record in Book 2133, Page 91, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Jerry Baker et ux Sandra Baker by deed from Michael Eugene Nourse et ux Kathleen Ann Nourse as of record in Book 4564, Page 748, Register's Office for said County.

THIS conveyance is subject to all restrictions and easements found of record in the Register's Office for said County.

THIS conveyance is subject to a first mortgage payable to Mortgage Associates, Inc., of record in Book 4564, Page 750, Register's Office for said County. Grantees herein assume any and all escrow monies and insurance.

unimproved ( )
This is improved (X) property, known as 414 Fieldcrest Drive, Nashville, Tennessee 37211
(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 hands this 17th day of October, 19 75

Jerry Baker
Jerry Baker

Sandra Baker
Sandra Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Baker et ux Sandra Baker

the 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 Nashville, Tennessee, this 17th day of October 19 75

Commission expires 1-22-79

Notary Public

STATE OF TENNESSEE
Davidson 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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, 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
JERRY BAKER ET UX

SANDRA BAKER,

TO
MAURICE M. MCDONALD, JR.

PATRICIA A. MCDONALD.

D 20508

IDENTIF. REFERENCE

OCT 20 9 23 AM '75

FELIX J. KIELY, REGISTER
DAVIDSON COUNTY, TENN.

(File Box 12)

OCT20'75	CONV	37,000.00			
OCT20'75	S'TAX		A*	96.20	
OCT20'75	PR'FEE		A*	.50	
OCT20'75	W'DEED		A*	4.00	* 100.70