BOOK 4972 PAGE 298

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Phillip W. Baker, et ux (NAME)	DOBSON & JOHNSON, INC. (NAME)	
425 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 17427 311 PLUS PARK BOULEVARD	133-B
Goodlettsville, Tn. (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37217 (CITY) (STATE) (ZIP CODE)	12.9

WARRANTY DEED

For and in consideration of the sum of $10.00----------
----------TEN AND NO/100---------- DOLLARS

Cash paid by Phillip W. Baker and wife, Patricia C. Baker, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, John T. Cochran and wife, Juanita Love Cochran,

have bargained and sold, and by these presents do transfer and convey unto the said Phillip W. Baker and wife, Patricia C. Baker,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson, 10th C. D., County, State of Tennessee, described as follows:

Being Lot No. 63 on the Plan of Gateway, Section 1, of record in Book 3300, pages 39 and 40, Register's Office for said County.

Said Lot No. 63 fronts 100.0 feet on the southwesterly margin of Janette Avenue and extends back 144.3 feet, more or less, on the southeasterly line and 108.0 feet, more or less, on the northwesterly line to the center line of Dry Fork Creek, measuring 130 feet, more or less, thereon.

Being the same property conveyed to John T. Cochran and wife, Juanita Love Cochran by deed from Charles W. Robson and wife, Dorris R. Robson of record in Book 4474, page 364, said Register's Office.

NOV18'75	CONV	24,950.00			
NOV18'75	S'TAX		B*	64.74	
NOV18'75	PR'FEE		B*	.50	
NOV18'75	W'DEED		B*	4.00	* 69.24

unimproved ( )
This is improved (XX) property, known as 425 Janette Avenue (House Number) (Street)
Goodlettsville, Tn. (P. O. Address) (City or Town) (Zip Code)

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.

Whenever 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 12th day of November, 19 75.

X John T. Cochran — John T. Cochran

X Juanita Love Cochran — Juanita Love Cochran

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John T. Cochran and wife, Juanita Love Cochran,

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, this 12th day of November, 1975.

My commission expires 8/14/76 Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $24,950.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Phillip W. Baker

Sworn to and subscribed before me
this 12th day of November, 1975.

My commission expires 8/14/76 Notary Public

This instrument was prepared by:
DOBSON & JOHNSON, INC.
Name P. O. BOX 17127 311 PLUS [illegible] BOULEVARD NASHVILLE, TENNESSEE 37217 Address

WARRANTY DEED

FROM John T. Cochran, et ux

TO Phillip W. Baker, et ux

D 24947

IDENTIF. REFERENCE

Nov 18 3 02 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219