This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 4980 PAGE 80

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Thomas E. Davis et ux	First Federal Savings & Loan Assn.	Map 130-16
(NAME) 2401 Hemmingway Drive	(NAME) Union at 4th	Parcel 10
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee CE	SH-4608
(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 Thomas E. Davis and wife, Georgia S. Davis, and other good and valuable consideration accepted as cash, the receipt of all of which is hereby acknowledged,

We, Ronald W. Baker and wife, Rogina B. Baker,

have this day bargained and sold, and do hereby transfer and convey unto the said Thomas E. Davis and wife, Georgia S. Davis their (~~successors~~), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being lot No. 16 of Block "B" as shown on the plan of Tyne Meade, Section No. 3, as of record in book 1424, pages 12, 13 and 14, Register's Office for said County, described as follows:

Beginning on the southerly margin of Hemmingway Drive, at the corner of Lots Nos. 15 and 16; thence with the line between said two lots, southwardly 220 feet to the northerly line of Lot No. 1; thence along the northerly line of Lot No. 1, eastwardly 195 feet to the westerly margin of Everett Drive; thence with said Drive, northwardly 200 feet to the beginning of a curve; thence around said curve, in a northwesterly direction 31.42 feet to a point in the southerly margin of Hemmingway Drive; thence with said Drive westwardly 175 feet to the beginning.

Being the same property conveyed to Ronald W. Baker and wife, Rogina B. Baker, by deed from Sam K. Harwell and wife, Ellen R. Harwell, of record in book 4558, page 784, Register's Office for said County.

This conveyance is subject to an easement for public utility purposes and set-back lines as shown on Plan of record in book 1424, pages 12, 13 and 14, said Register's Office; and restrictive covenants of record in book 1489, page 471, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 15 day of December 19 75

Affiant

My commission expires: 8-1-77 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE

This is unimproved ( ) improved (X) property, known as 2401 Hemmingway 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 Thomas E. Davis and wife, Georgia S. Davis 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Thomas E. Davis and wife, Georgia S. Davis their (~~successors~~), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 15th day of December, 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.

Ronald W. Baker

Rogina B. Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, Ronald W. Baker and wife, Rogina B. 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 Nashville, Tennessee.
this 15th day of December, 19 75.

V. L. Baldyga
Notary Public

Commission expires 8-1-77

V. L. BALDYGA 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.....

DEC 16 75 CONV 44,000.00
DEC 16 75 S'TAX B* 114.40
DEC 16 75 PR'FEE B* .50
DEC 16 75 W'DEED B* 4.00 * 118.90

WARRANTY DEED

FROM
Ronald W. Baker et ux
TO
Thomas E. Davis et ux

D 28514

IDENTIF. REFERENCE

DEC 16 4 23 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238