This instrument was prepared by Milton W. Smith, Jr., Attorney at Law, 3815 Cleghorn Avenue, Nashville, Tennessee, 37215.

BOOK 4980 PAGE 113

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD W. BAKER, etux (NAME)	First Federal (NAME)	CH-11248
4923 Granny White Pike (STREET ADDRESS OR ROUTE NUMBER)	Union at 4th (STREET ADDRESS)	145-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nash Tenn 37219 (CITY) (ZONE) (STATE)	47

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ---------- ($10.00) ---------- Dollars, cash in hand paid by the said Grantees, hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged,

WILEY W. BIRD and wife, LYNETTE R. BIRD, hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said RONALD W. BAKER and wife, ROGINA B. BAKER, herein called the Grantees, their ~~successors~~, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 15, on the Plan of Roselawn Estates, as of record in Book 2900, Page 86, Register's Office for Davidson County, Tennessee, described as follows: Said Lot No. 15 fronts 166 feet on the westerly side of Granny White Pike and extends back between parallel lines 440 feet to a dead line.

Being the same property conveyed to Wiley W. Bird and wife, Lynette R. Bird by deed from Estes-Taylor Company, Inc. of record in Book 3339, Page 457, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to restrictive covenants of record in Book 3067, Page 362, said Register's Office; setback lines, easements, and other limitations as shown on the recorded plan of record in Book 2900, Page 86, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 13,450.00

Subscribed and sworn to before me, this the 15 day of December 1975

Affiant: Ronald W. Baker

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

Notary Public: V. L. Baldyga

This is unimproved ( ) improved (X) property, known as 4923 Granny White Pk, Nashville (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 ~~successors~~, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have 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 said Grantees.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their ~~successors~~, heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 3rd day of December, 1975., the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wiley W. Bird

Lynette R. Bird

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Broward

BOOK 4980 PAGE 114

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Wiley W. Bird and wife, Lynette R. Bird

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 Dade County, Florida, Tennessee, *this* 3 *day of* December, *19* 75

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 24, 1978
BONDED THRU GENERAL INSURANCE UNDERWRITERS

Notary Public

Commission expires

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	73,450.00			
DEC 16 75	S'TAX		B*	190.84	
DEC 16 75	PR'FEE		B*	.50	
DEC 16 75	W'DEED		B*	4.00	* 195.34

WARRANTY DEED

FROM
Wiley W. Bird, etux
TO
Ronald W. Baker, etux

D 28525

IDENTIF. REFERENCE

DEC 16 4 28 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