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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 17,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January, 19 76

Notary Public

MY COMMISSION EXPIRES: 7/30/76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, ATTORNEYS 507 Stahlman Bldg. Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Sullivan (NAME)	Allstate Enterprises Mtge. Corp. (NAME)	6DA-15694
53 Glenrose Ave. (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Ave. (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Anaheim, Calif. 92803 (CITY) (STATE) (ZIP)	

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, I, KATHLEEN L. WILLIAMS (Now Baker)

HEREINAFTER CALLED THE GRANTOR HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES SULLIVAN

HEREINAFTER CALLED THE GRANTEE , THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being Lot 169 on the Plan of Sterling Heights, Section 5, of record in Book 1835, page 37, Register's Office for Davidson County, Tennessee.

SAID Lot 169 fronts 75 feet on the southwesterly side of Glenrose Avenue and extends back 190 feet on the southeasterly line and 200.4 feet on the northwesterly line to a dead line in the rear measuring 75.7 feet thereon.

BEING the same property conveyed to Kathleen L. Williams (now Baker) by Deed from Lavada C. Williams of record in Book 4411, page 645 and by Deed from J.C. Clemons and wife, Virginia Frances Clemons of record in Book 4172, page 372, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants of record in Book 1787, page 427, Book 1914, page 500, said Register's Office, easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and assumed by the Grantee herein.

Lawrence B. Baker husband of the above named Kathleen L. Baker joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is unimproved ( ) improved (X) property, known as 53 Glenrose Ave. Nashville, Tenn.
(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 2nd day of January, 19 76

Kathleen L Baker
KATHLEEN L. BAKER

Lawrence B Baker
LAWRENCE B. BAKER

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen L. Baker and husband Lawrence B. 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 2nd day of January, 19 76

Commission expires 11/23/77

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 KATHLEEN L. BAKER ET VIR

TO JAMES SULLIVAN

D 3 1 0 3 6

IDENTIF. REFERENCE

JAN 7 8 39 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN-76	CONV	17,600.00			
JAN-76	S'TAX		B*	45.76	
JAN-76	PR'FEE		B*	.50	
JAN-76	W'DEED		B*	4.00	* 50.26