FILE BOX 3

BOOK 4987 PAGE 713

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

27,500.00 William R. Brannon
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JANUARY 76

Notary Public

MY COMMISSION EXPIRES: 7-[illegible]-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE

NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Brannon (NAME)	Baker Mortgage Corporation (NAME)	4D 34 86
216 Bonnaridge Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 NE Expressway, Suite 200 (STREET ADDRESS)	MAP 75-13
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	PARCEL 35

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, Wayman E. Baltimore et ux Faye J. Baltimore

Wayman E. Baltimore and Waymon E. Baltimore being one and the same person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William R. Brannon et ux Sharon J. Brannon

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. 26 on the Plan of Hermitage Hills, Section 2 (Revised), of record in Book 2900, Page 112, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Wayman E. Baltimore et ux Faye J. Baltimore by deed of record in Book 4349, Page 409, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3096, Page 5, and Book 3671, Page 572, Register's Office for said county.

THIS conveyance is subject to any and all existing easements of record.

This is improved (X) unimproved ( ) property, known as 216 Bonnaridge Drive (House Number) (Street) Hermitage, TN 37076 (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 hand s this 6TH day of JANUARY, 19 76

Wayman E. Baltimore

Faye J. Baltimore

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Wayman E. Baltimore et ux Faye J. Baltimore

the bargainors, 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 6TH day of JANUARY 19 76

Commission expires 2-19-78

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Wayman E. Baltimore

TO
William R. Brannon

D 31806

IDENTIF. REFERENCE

JAN 13 8 48 AM '76

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

FILE BOX 3

Edward Seldon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207

JAN 13 76	CONV	27,500.00			
JAN 13 76 S'TAX			B*	71.50	
JAN 13 76 PR'FEE			B*	.50	
JAN 13 76	W'DEED		B*	4.00	* 76.00