BOOK 4987 PAGE 856

78.86

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM Robert E. Miers, et ux

TO James D. Baker, et ux

For draftsman's use

This Instrument prepared by:
JOHNSON & EDWARDS
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Baker (NAME)	Dobson & Johnson (NAME)	MAP 148-8
4555 Antelia Dr. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	PAR. 14
Antioch, Tenn. 37013 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	2DU-23141

D 3187 4

IDENTIF. REFERENCE

(FOR REGISTER'S USE)

JAN 13 10 53 AM '76

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 28,576.00 Judith M. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF Dec., 19 75

Notary Public

MY COMMISSION EXPIRES: 2-27-77

(AFFIX SEAL)

TEN AND NO/100----------

For and in Consideration of the sum of ----------($10.00)----------DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the Grantee, and his agreement to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book4768, Page 627, Register's Office Davidson County, Tennessee, securing Dobson and Johnson, Inc; and for further consideration, Grantee assumes and agrees to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book _____, Page _____, Register's Office Davidson County, Tennessee, securing Fidelity Federal Savings and Loan Association of Nashville, Tennessee, reference is made to both instruments for the terms, conditions, and limitations.

We, Robert E. Miers and wife, Judy B. Miers, Grantors, herein, have bargained and sold, and by these presents do transfer and convey unto the said James D. Baker and wife Judith M. Baker, Grantees, herein,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12 on the Plat of Oakwood Terrace, Section 1, of record in Book 4460, Page 54, Register's Office Davidson County, Tennessee, to which plat reference is here made for a complete description.

BEING the same property conveyed Robert E. Miers by deed from Teddy Michael Parsley, of record in Book 4040, Page 694, Register's Office Davidson County, Tennessee.

GRANTORS hereby assign, set over and transfer unto the GRANTEE, all their right, title and interest in and to the escrow accounts and insurance.

JAN 13 76	CONV	28,576.00			
JAN 13 76	S'TAX		B*	74.36	
JAN 13 76	PR'FEE		B*	.50	
JAN 13 76	W'DEED		B*	4.00	* 78.86

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This is { unimproved ( ) / improved ( ) } property, known as 4555 Ortelia Dr. Antioch, Tenn. 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee his heirs and assigns, forever.

And Grantors do covenant with the said Grantee 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.

And Grantors do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 27 day of Oct, 19 75

Robert E. Miers
Robert E. Miers

Judy B. Miers
Judy B. Miers

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 Robert E. Miers and wife, Judy B. Miers, 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 27 day of Oct, 19 75

[illegible], Notary Public.

Commission expires 2-3-78

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 .....