This deed was prepared by
William O.Lee
244 Antioch Pk,
Nashville Tenn.

WARRANTY DEED

BOOK 5020 PAGE 766

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul W.Tice	same	
(NAME) I705 Electric Ave	(NAME)	94-2
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tenn.	(STREET ADDRESS)	11.1 pw
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Two Thousand Dollar,s cash in hand paid, the receipt is hereby acknowledged. ($2,000.00) *Dollars,*

We,Roland L.Baker and wife Cordie Mae Baker

have this day bargained and sold, and do hereby transfer and convey unto the said

Paul W.Tice and wife Wilma L.Tice

their, *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No.56 on the plan of United Electric Railway Company,s Addition,as of record in book I6I,page 8,Register,s Office for said County.

Said Lot no 56 fronts 50 feet on the northerly side of Electric Avenue and runs back between parallel lines I50 feet to an alley.

Being the same property that was conveyed to Roland L.Baker & wf,Cordie Mae Baker by deed from Paul W.Tice and wife Wilma L.Tice,of record in book 4315,page 868,said Register,s Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater for this transfer is $2,000.00

Subscribed and sworn to before me, this the 30th day of April 1976

Affiant Roland L Baker

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ensey

This is unimproved ( ) improved ( ) property, known as I705 Electric Ave (House Number) (Street) P. O. Address: Nashville (City or Town) STATE

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Paul W.Tice and wife Wilma L.Tice

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* Paul W.Tice and wife Wilma L.Tice

their,

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our *hand* S *this* 30 *day of* April, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Roland L Baker

Cordie Mae Baker

BOOK 5020 PAGE 767

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Emery, a Notary Public in and for said County and State, Roland L. Baker and wife Cordie Mae Baker

the within named 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 30 day of April, 1976.

Mary Emery
Notary Public

Commission expires 4/21/80

NOTARY PUBLIC

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.....

4-22
9-22
$9.70

APR 30 '76	CONV	$2,000.00			
APR 30 '76 S'TAX			D$	5.20	
APR 30 '76 PR'FEE			D$	.50	
APR 30 '76	D'DEED		D$	4.00	$ 9.70

WARRANTY DEED

FROM
Roland L. Baker Etux,
TO
Paul W. Tice Etux,

D 4 7 1 6 4

IDENTIF. REFERENCE

APR 30 1 49 PM '76

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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