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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

FRED BAKER, JR. and wife,

RUBY CLEO BAKER

TO

JAMES J. WILLIAMS

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
717 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES J. WILLIAMS (NAME)	AMERICAN REALTY COMPANY (NAME)	72-6
1204 McGavock Pike (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	35
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

D 50380

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

MAY 21 2 45 PM '76

REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ None [signature]
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF May 1976

[signature]
Notary Public

MY COMMISSION EXPIRES: Deputy Register

(AFFIX SEAL)

For and in Consideration of the sum of ----------

TWENTY FIVE HUNDRED ($2500.00) ---------- DOLLARS,

cash in hand paid by James J. Williams and the further consideration by the grantee herein that he assume and agree to pay an indebtedness of record in Book 4948, page 886, Register's Office of Davidson County, Tennessee; said indebtedness in the original principal sum of $22,500.00, and payable to Donald R. O'Guin and wife, Catherine Regenia O'Guin, and payable in monthly installments of $173.56, and payments are to continue until indebtedness is paid in full,

we, FRED BAKER JR. and wife, RUBY CLEO BAKER,
have bargained and sold, and by these presents do transfer and convey unto the said
JAMES J. WILLIAMS
his 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 No. 1 on the Map of Keller's Subdivision, of the Maxey Homeplace, of record in Book 421, page 86, Register's Office for said County.

SAID Lot No. 1 fronts 86 feet on the southerly side of Maxey Avenue or Lane and runs back between lines 228 feet on the easterly line and 229 feet on the westerly line to a dead line in the rear on which it measures 106.3 feet.

BEING the same property conveyed to Fred Baker, Jr. and wife, Ruby Cleo Baker, by deed from Donald R. O'Guin and wife, Regenia O'Guin, of record in Book 4721, page 980, Register's Office for Davidson County, Tennessee.

MAY21'76	CONV	25,000.00			
MAY21'76	S'TAX		B*	65.00	
MAY21'76	PR'FEE		B*	.50	
MAY21'76	W'DEED		B*	4.00	* 69.50

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This is unimproved (X) improved ( ) property, known as 1204 McGavock Pike, Nashville, Tennessee 37216
(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 JAMES J. WILLIAMS his heirs and assigns, forever.

And we do covenant with the said JAMES J. WILLIAMS 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, except as appears of record. Current taxes for the year 1976 are to be assumed by the grantee herein.

And we, FRED BAKER, JR. and wife, RUBY CLEO BAKER do further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to the said land to the said JAMES J. WILLIAMS his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 20 day of May, 1976

Fred Baker Jr.

Ruby C Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Marjorie Koonce, a Notary Public in and for said County and State, the within named FRED BAKER, JR. and wife, RUBY CLEO 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 20 day of May, 1976

Marjorie Koonce, Notary Public.

Commission expires May 10, 1978

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 .