BOOK 5030 PAGE 760

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,300.00

Larry A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 19 76

Notary Public

MY COMMISSION EXPIRES: 9/16/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 230 4th Ave., N.
Gullett, Steele, Sanford, Robinson & Merritt Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHNNIE M. BAKER, unmarried and son, (NAME) LARRY A. BAKER, single (NAME)	Home Federal Savings & Loan Association	MAP 105-I
1317 Southside Circle (STREET ADDRESS OR ROUTE NUMBER)	230 Fourth Avenue, North (STREET ADDRESS)	PAR. 65
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	N.P.

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, Sarah Jean Holderfield Zeitlin and husband Ronald S. Zeitlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Johnnie M. Baker, unmarried and son, Larry A. Baker, single

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:

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Southside Park Estates, Section II, of record in Plat Book 4660, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Sarah Jean Holderfield by deed from Metropolitan Development and Housing Agency of record in Book 4814, page 474, said Register's Office.

unimproved ( ) This is improved (X) property, known as 1317 Southside Circle Nashville, TN 37212
(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 hand s this 28th day of May, 19 76

Sarah Jean Holderfield Zeitlin Ronald S. Zeitlin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Nancy Kelton, a Notary Public in and for said County and State, the within named Sarah Jean Holderfield Zeitlin and husband Ronald S. Zeitlin

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 28th day of May 19 76

Commission expires 3/16/78 Nancy Kelton
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) (his oath) acknowledged (themselves) (himself) 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

L 570,190-6 (File Room)
HOME FEDERAL SAVINGS & LOAN

WARRANTY DEED

FROM

Sarah Jean Holderfield Zeitlin and Husband, Ronald S. Zeitlin

TO

Johnnie M. Baker unmarried, and son, Larry A. Baker, Single

D 51666

IDENTIF. REFERENCE

JUN 1 3 08 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUN-1 76	CONV	25,300.00			
JUN-1 76 S TAX			B*	65.78	
JUN-1 76 PR FEE			B*	.50	
JUN-1 76	W DEED		B*	4.00	* 70.28