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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 71,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF June, 1976.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Conners, Jr., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roland H. Baker, Jr., et ux (NAME)	Noel-Palmer Mortgage Corp. (NAME)	Map 129-10
6640 Ellesmere Road (STREET ADDRESS OR ROUTE NUMBER)	Parkway Towers (STREET ADDRESS)	Parcel 45
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37219 (CITY) (STATE) (ZIP)	FB 8D-77660

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, HORST SCHUBERT and wife, ANNE SCHUBERT,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROLAND H. BAKER, JR., and wife, JOAN C. BAKER,

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. 55 on the Plan of West Meade Park, Section 3, of record in Book 3300, page 23, Register's Office for said County.

SAID Lot No. 55 fronts 100 feet on the westerly side of Ellesmere Road and extends back 568 feet on the northerly line with the southerly boundary line of Lot No. 67 and 1059.1 feet on the southerly line with the northerly boundary of Lot No. 54 to a dead line, which is a broken line, measuring 655.4 feet thereon.

BEING the same property conveyed to Horst Schubert and wife, Anne Schubert, by deed from I. Wayne Leighty and wife, Fern A. Leighty, of record in Book 4512, page 850, Register's Office for Davidson County, Tennessee.

SUBJECT to restrictive covenants of record in Book 3284, page 83 and Book 3102, page 381, said Register's Office; SUBJECT to easements and setback line contained in owner's certificate shown on Plan of record in Book 3300, page 23, as amended in Book 3928, page 333, said Register's Office; and SUBJECT to 1976 taxes, which have been prorated and assumed by grantees.

This is unimproved ( ) improved (X) property, known as 6640 Ellesmere Road, Nashville, Tennessee 37205
(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 hands this 25th day of May, 19 76

HORST SCHUBERT

ANNE SCHUBERT

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MISSOURI
STATE OF ~~TENNESSEE~~
~~Davidson County~~
COUNTY OF ST. LOUIS

Personally appeared before me, LEONARD M. LIPSUTZ, a Notary Public in and for said County and State, the within named Horst Schubert and wife, Anne Schubert,

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 ST. LOUIS, ~~Tennessee~~ Missouri, this 14th day of May 19 76.

Commission expires

Leonard M. Lipsutz
LEONARD M. LIPSUTZ Notary Public
~~Notary for the County of St. Louis~~
which adjoins the City of St. Louis.
My Commission Expires July 25, 1976.

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 (his oath / their several oaths) acknowledged (himself / themselves) 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

WARRANTY DEED

FROM

HORST SCHUBERT and wife,

ANNE SCHUBERT

TO

ROLAND H. BAKER, JR. and wife,

JOAN C. BAKER

D 53984

IDENTIF. REFERENCE

JUN 16 10 53 AM '76

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed

NASHVILLE, TENN.

WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Rec'd Check $

JUN 16 76	CONV	71,500.00			
JUN 16 76 S'TAX			B*	135.90	
JUN 16 76 PR'FEE			B*	.50	
JUN 16 76	W'DEED		B*	4.00	* 190.40