BOOK 5044 PAGE 198

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 18,250.00 James A Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF JULY 19 76

John V. Adams
Notary Public

MY COMMISSION EXPIRES: 3-8-80
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
l Street NAME Nashville, Tennessee 37219 ADDRESS

OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Porter (NAME)	Baker Mortgage Corporation (NAME)	*104
n Park Drive (ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	384
, Tn 37203 (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	21W-04225

N CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED
ID OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWL-
Shirley Hardiman Rose

CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND
James A. Porter et ux Xenna Darlene Porter

CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN
UNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

)avidson County, Tennessee, being Lot No. 31 on the plan
)od, of record in Book 1130, page 55, Register's Office
County.

No. 31 fronts 70.8 feet on the southerly margin of Acklen
/e (formerly 33rd Avenue North) and extends back 125.5 feet
asterly line and 130.2 feet on the westerly line to a dead
the rear, measuring 25 feet thereon.

e same property conveyed to Shirley Hardiman Rose by deed
rrill T. Wolf and wife, Linda E. Wolf of record in Book
ge 487, Register's Office for Davidson County, Tennessee.

yance is subject to any and all existing easements of record.

roperty, known as 413 Acklen Park Drive Nashville, Tn 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

D TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said le, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenurselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their s, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural d the use of any gender shall be applicable to all genders.

my hand this 9TH day of JULY, 1976

Shirley Hardiman Rose

Shirley Hardiman Rose

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shirley Hardiman Rose

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 9TH day of JULY 1976.

Commission expires 3-8-80

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 (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

D 57815

IDENTIF. REFERENCE

JUL 12 2 17 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
Shirley Hardiman Rose

TO
James A. Porter

JUL 12 76	CONV	18,250.00			
JUL 12 76	S'TAX		B*	47.32	
JUL 12 76	PR'FEE		B*	.50	
JUL 12 76	W'DEED		B*	4.00	*
				51.82	

Attorneys Title Company
Title Guaranteed
NASHVILLE, TENN.

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