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FORM NO. WD-1

a/c B 2156 C 7

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 7,786.99

Austine Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January 1968.

Notary Public.

MY COMMISSION EXPIRES: April 26, 1971

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

J. J. Foley, Jr., Attorney - 105 Stahlman Building - Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austine Baker (NAME)	Murphree Mortgage Company (NAME)	94-5
919 South 12th Street (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Par 47
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Woodrow H. Pinkerton and wife, Marjorie A. Pinkerton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Austine Baker and wife, Novice 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:

Land in Davidson County, Tennessee, being Lot No. 110, Shelby Heights Subdivision, as of record in Book 2330, page 171, Register's Office for said County.

Said Lot No. 110 fronts 52 feet on the east margin of South Twelfth Street and extends back between parallel lines 117.9 feet on the north line and 116.4 feet on the south line to a dead line in the rear, measuring 52 feet thereon.

Being the same property conveyed to Woodrow H. Pinkerton and wife, Marjorie A. Pinkerton, by deed from Joe M. Jolley and wife, Cornelia Y. Jolley of record in Book 3918, page 55, Register's Office for Davidson County, Tennessee.

As a part of the consideration herein the grantees assume and agree to pay the remaining unpaid balance of a certain note which is secured by a deed of trust to Roy C. Huskey, Trustee, of record in Book 3444, page 167, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 919 South Twelfth Street (House Number) (Street) Nashville, Tennessee (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 19th day of January, 1968

X Woodrow H. Pinkerton Marjorie A. Pinkerton

X Austine Baker Novice Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, James T Edmiston, a Notary Public in and for said County and State, the within named Woodrow H. Pinkerton and wife, Marjorie A. Pinkerton Woodrow H. Pinkerton Marjorie A Pinkerton

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 19th day of January, 1968

Commission expires July 20 1971

James T Edmiston
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

WARRANTY DEED

FROM
Woodrow H. Pinkerton and wife,
Marjorie A. Pinkerton

TO
Austine Baker and wife,
Novice Baker

D 58805

IDENTIF. REFERENCE

JUL 16 3 26 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 16 76 CONV *7,786.99
JUL 16 76 S'TAX B* 20.28
JUL 16 76 PR'FEE B* .50
JUL 16 76 W'DEED B* 4.00 * 24.78