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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,150.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF July, 1976

Notary Public

MY COMMISSION EXPIRES: 2-5-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caeser E. Urrutia, Attorney, Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jim Hall (NAME)	Guaranty Mortgage Company (NAME)	Map 103-7
5422 Oakmont Circle (STREET ADDRESS OR ROUTE NUMBER)	311 7th Avenue North (STREET ADDRESS)	Par. 2
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, John C. Baker and Wife, Eleanor K. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jim Hall

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. 39 on the Plan of Richland Meadows, Section 1, of record in Book 2003, Page 40, Register's Office for said County, described as follows:

BEGINNING at a point on the northeasterly margin of Oakmont Circle at the southwesterly corner of Lot 38 of said plan; thence with the line between said Lot No. 38 and Lot No. 39 northwardly 201.31 feet to the center of Richland Creek; thence with the center of said Creek North 54 Deg. 30 min. West 84.5 feet; thence South 52 Deg. 07 min. West 6.1 feet to the northeasterly corner of Lot. No. 40 on said plan; thence with the line between said lots 39 and 40 southwardly 233.4 feet to the northerly margin of said Oakmont Circle; thence eastwardly 50.4 feet to the beginning.

Being the same property conveyed to John C. Baker and wife, Eleanor K. Baker, by deed from Clifford N. Hatcher and wife, Alice Gayle Hatcher, of record in Book 4700, Page 459, Register's Office for Davidson County, Tennessee.

The grantee agree and assume to pay the unpaid balance of the mortgage to Guaranty Mortgage Company, of record in Trust Deed Book Page , Register's Office for said County.

This is improved ( ) unimproved ( ) property, known as 5422 Oakmont Circle (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 23rd day of July, 19 76

John C. Baker

Eleanor K. Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Oscar B. Tucker, a Notary Public in and for said County and State, the within named John C. Baker and wife, Eleanor K. Baker

the bargainor__, 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 27 day of July 19 76

Commission expires 8-13-78

Oscar B. Tucker
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 John C. Baker and wife,

Eleanor K. Baker

TO

Jim Hall

D 60433

IDENTIF. REFERENCE

JUL 28 8 53 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

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

JUL28 CONV 20,150.00
JUL28 S'TAX B* 52.26
JUL28 PR'FEE B* .50
JUL28 W'DEED B* 4.00 * 56.76