FORM NO. WD-1

BOOK 5054 PAGE 714

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 20,000.00 Raymond C. McCollister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4TH DAY OF AUGUST, 19 76.

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS & ADAMS, ATTORNEYS
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Raymond C. McCollister (NAME)	Baker Mortgage Corporation (NAME)	71-11
1607 Luton Street (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	17
Nashville, Tennessee 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	12D 50930

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, Florence Marie McLaughlin and husband, Bobby Joe McLaughlin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Raymond C. McCollister and Eileen Albert, husband and wife,

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. 23 on the Map of the Re-Subdivision of I. D. Luton's Addition of Meridian Street, as of record in Book 974, page 55, Register's Office for said County.

SAID Lot No. 23 fronts 70 feet on the easterly side of Luton Street and runs back 217.5 feet on the north line and 220.1 feet on the south line to a dead line, measuring 70 feet thereon.

BEING the same property conveyed to Florence Marie Stevens Clay and husband, Aubrey F. Clay, by deed from James J.Stevens and wife, Eula Stevens, of record in Book 3136, page 307, Register's Office for Davidson County, Tennessee, the interest of the said Aubrey F. Clay having been divested out of him and vested in the said Florence Marie Stevens Clay, under the name Florence Marie Clay, by decree of the Fourth Circuit Court of said County in proceeding styled Florence Marie Clay vs. Aubrey Freddie Clay, numbered 60936 and entered in Minute Book 70C, page 1219, Clerk's Office for said Court, a certified copy of which is recorded in Book 4589, page 897, said Register's Office.

The above named Eileen Albert, grantee herein, has elected to retain the use of her maiden name.

THIS conveyance is subject to any and all existing easements of record.

unimproved ( )
This is improved (XX) property, known as 1607 Luton Street (House Number) (Street) Nashville, Tennessee 37207 (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 this 4TH day of AUGUST, 19 76

Bobby Joe McLaughlin

Florence Marie McLaughlin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Florence Marie McLaughlin and husband, Bobby Joe McLaughlin

the bargainorS, 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 4TH day of AUGUST, 1976

Commission expires 9-8-79

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
Florence Marie McLaughlin

TO
Raymond C. McCollister

D 62089

IDENTIF REFERENCE

AUG 6 12 11 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

AUG-6-76	CONV	20,000.00		
AUG-6-76	C'TAX		B* 52.00	
AUG-6-76	R'FEE		B* .50	
AUG-6-76	W'DEED		B* 4.00	* 56.50

Attorneys Title Company
Titles Guaranteed

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