This instrument prepared by

CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

RETURN TO
CLYDE PAUL HOLLAND, ATTY.
2016 Parkway Towers Bldg.
Nashville, Tennessee 37219

BOOK 5057 PAGE 475

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,500.00

Henry A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 19 76

Notary Public

MY COMMISSION EXPIRES: 1-31-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henry A. Baker	First and Mid-South Mortgage Co.	
(NAME)	(NAME)	
3335 Johnakin Drive	P. O. Box 2568	Sec. III
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37211	Nashville, Tennessee 37219	Par. 5DU
(CITY) (STATE) (P. O. ZIP)	(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, Albert E. Terwilliger III and wife, Nancy Ann Terwilliger

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Henry A. Baker and Margaret A. Williams as joint tennants with right of survivorship

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. 63 on the Plan of Luna Heights, Section III, as of record in Book 2900, Page 138, Register's Office for said County.

SAID Lot No. 63 fronts 141 feet on the westerly side of Johnakin Drive and extends back 314.1 feet on the north line and 212.2 feet on the south line, to a dead line in the rear, on which it measures 209 feet.

BEING the same property conveyed to Alvert E. Terwilliger III and wife, Nancy Ann Terwilliger, by deed from Richard W. Gore and wife, Judy Gore, of record in Book 4093, page 841, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the Plan of record in Book2900, Page 138, said Register's Office which shows an owner's certificate a 30-foot minimum building setback line from Johnakin Drive, and a 10 foot easement for public utility purposes along the rear line of said lot, and a 2.5 x 30 foot utility anchor easement located on the southeast front corner of said lot; mechanics' and materialmen's liens; and restrictive covenants of record in Book 3182, page 244, Reigster's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (x) property, known as 3335 Johnakin Drive, Nashville, Tennessee 37211
(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 13th day of August, 1976

Albert E. Terwilliger III
ALBERT E. TERWILLIGER III

Nancy Ann Terwilliger
NANCY ANN TERWILLIGER

STATE OF TENNESSEE
Davidson County

BOOK 5057 PAGE 476

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ALBERT E. TERWILLIGER III and wife, NANCY ANN TERWILLIGER

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 13th day of August 19 76

Commission expires 1-31-78

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

TO

D 6 3 2 7 2

IDENTIFICATION REFERENCE

AUG 16 9 10 AM '76

REGISTER
DAVIDSON CO., TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 16 76	CONV	23,500.00			
AUG 16 76	S'TAX		B*	61.10	
AUG 16 76	PR'FEE		B*	.50	
AUG 16 76	W'DEED		B*	4.00	* 65.60