BOOK 5082 PAGE 480 FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

27,500.00 James F. Story Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF AUGUST 1976

Bruce Wallace
Notary Public

MY COMMISSION EXPIRES: 7-19-79

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 3250 DICKERSON ROAD, NASHVILLE, TENNESSEE
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James F. Story (NAME)	Baker Mortgage Corporation (NAME)	60-066 PAR C
357 Janette Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	33-8
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	153

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 Stanley Baer et ux Lee M. Baer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James F. Story et ux Ruth Joyce Story

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. 295 on the Plan of Gatewood, Section 3, as of record in Book 4175, Pages 49 & 50, Register's Office for Davidson County, Tennesssee.

SAID Lot 295 fronts 74.79 feet on the westerly margin of Janette Avenue and extends back 170.0 feet on the southern line and 157.1 feet on the northern line to a dead line in the rear measuring 82.79 feet thereon.

BEING the same property conveyed to John Stanley Baer et ux Lee M. Baer by deed from Robert W. Parkhurst and Edd R. Turner, III, of record in Book 4895, Page 133, Register's Office for said County.

This conveyance is subject to restrictions of record in Book 4314, Page 290, said Register's Office.

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

This is improved (XX) unimproved ( ) property, known as 357 Janette Avenue (House Number) (Street) Goodlettsville, TN 37072 (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 24TH day of AUGUST, 1976

John Stanley Baer

Lee M. Baer

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Stanley Baer et ux Lee M. Baer

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 24th day of August 19 76

Commission expires 7-19-78

Bruce Wallace
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

FILE BOX 3

WARRANTY DEED

FROM John Stanley Baer

TO Douglas F. Story

D 65074

IDENTIF. REFERENCE

AUG 26 2 08 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

AUG 26 76	CONV	27,500.00			
AUG 26 76	S'TAX		B*	71.50	
AUG 26 76	PR'FEE		B*	.50	
AUG 26 76	W'DEED		B*	4.00	* 76.00

Edward Sedon
Attorney-at-Law
3250 DICKERSON ROAD
NASHVILLE, TENNESSEE 37207