THIS INSTRUMENT PREPARED BY:
James L. Smith, Attorney
140 North Main Street
Goodlettsville, TN 37072

BOOK 5064 PAGE 387

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Mr. & Mrs. Tommy D. Baker (NAME)	First Federal Savings & Loan (NAME)	94-1
716 South 12th Street (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue, North (STREET ADDRESS)	126
Nashville, TN 37206 (CITY) (P. O. ZONE) (STATE)	Nashville, TN (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*
and other good and valuable considerations, including the assumption of a note in the original principal amount of $8,050.00, payable to First Federal Savings and Loan Association of Nashville, and secured by a deed of trust of record in Book 4368, page 364, Register's Office for Davidson County, Tennessee,

Regional B. Bailey and wife, Etta Maie Bailey,

have this day bargained and sold, and do hereby transfer and convey unto the said Tommy D. Baker and wife, Viola Baker, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being the southerly part of Lot No. 8 on the Plan of the Subdivision of Lot No. 3 of N. H. Hobson's Subdivision as of record in Book 421, page 78, Register's Office for said County, described according to a loan survey made by T. R. Sanford, Surveyor, August 20, 1954, as follows:

Beginning at a point in the westerly margin of South 12th Street, being the common corner of Lots 7 and 8 on said plan; thence with the line between said lots westerly 150 feet to the easterly margin of a 15 foot alley; thence northerly with said margin of said alley, 32.8 feet to a point; thence easterly 149 feet, more or less, to the westerly margin of South 12th Street; thence with said margin of said Street southerly 45 feet to the point of beginning.

Being the same property conveyed to Regional B. Bailey and wife, Etta Maie Bailey, by deed from William C. Watson and Donna G. Watson, of record in Book 4967, page 124, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 10,309.82

Subscribed and sworn to before me, this the 31st day of August, 19 76

Affiant Viola Baker

My commission expires: 4-30-80 (Affix Seal)

Notary Public O. C. Sloan

( ) unimproved
(X) improved property, known as 716 South 12th Street, Nashville, TN 37206
(House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Tommy D. Baker and wife, Viola Baker, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except as noted herein.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Tommy D. Baker and wife, Viola Baker, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 31st *day of* August, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Regional B. Bailey
REGIONAL B. BAILEY

Etta Maie Bailey
ETTA MAIE BAILEY

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, A. C. Sloan, *a Notary Public in and for said County and State,* Regional B. Bailey and wife, Etta Maie Bailey,

the within named 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 Madison *Tennessee, this* 31st *day of* August, *19*76.

A. C. Sloan *Notary Public*

Commission expires 4-30-80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* ..... *he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* ..... *day of* ....., *19*.....

..... *Notary Public*

Commission expires .....

WARRANTY DEED

FROM

REGIONAL B. BAILEY, ET UX

TO

TOMMY D. BAKER, ET UX

SEP-1 76	CONV	10,309.82			
SEP-1 76 S TAX			B*	26.78	
SEP-1 76 PRT FEE			B*	.50	
SEP-1 76	W DEED		B*	4.00	* 31.28

D 65965

IDENTIFICATION REFERENCE

SEP 1 11 19 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Madison Title Company

Greenhills Office
Phone 298-2661 3815 Cleghorn Ave.
NASHVILLE, TENN. 37215

Representing

Chicago Title Insurance Company
CHICAGO, ILLINOIS