WARRANTY DEED

BOOK 5067 PAGE 669

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,981.69

Ralph W. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September 1976

Notary Public

MY COMMISSION EXPIRES: April 30, 1980

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Traber & Robinson, Attys. 217 Shady Grove Rd. Nashville, TN 37214t
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ralph W. Baker and wife (NAME)	Dobson & Johnson, Inc. (NAME)	
(STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	96-13
(CITY) (STATE) (P. O. ZIP)	Nashville, TN. 37217 (CITY) (STATE) (ZIP)	125

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, Randall W. Cothron, Jr. and wife, Vyoyon Cothron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ralph W. Baker and wife, Charlene Baker

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. 20 on the Plan of Happy Acres of record in Plat Book 2331, page 63, Register's Office for said County.

Said Lot No. 20 fronts 209.4 feet on the south margin of Lyncrest Drive and extends back 190 feet on the East line, and 190 feet on the West line, to a line on the rear on which it measures 210.6 feet.

Being the same property conveyed to Randall W. Cothron, Jr., and wife, Vyoyon Cothron by deed from Wendell C. McClinton and wife, Beverly A. McClinton, as of record in Book 4818, page 551, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4818, page 553, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is unimproved ( ) improved (X) property, known as 2881 Lyncrest Dr., Nashville, TN. 37214
(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 hand this 1st day of September, 19 76

Randall W. Cothron Jr.

Vyoyon Cothron

STATE OF Tennessee
COUNTY OF Davidson

BOOK 5067 PAGE 670

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Randall W. Cothron, Jr. and wife, Vyoyon Cothron

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, TN. this day of September, 1976

Commission Expires April 30, 1980

Notary Public

STATE OF
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 purpose 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

D 67529

IDENTIF. REFERENCE

SEP 13 10 54 AM '76

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SEP 13 76	CONV	33,981.69			
SEP 13 76 S'TAX			B*	88.40	
SEP 13 76 PR'FEE			B*	.50	
SEP 13 76	W'DEED		B*	4.00	* 92.90

WARRANTY DEED

FROM
Randall W. Cothron, Jr. et ux

TO
Ralph W. Baker et ux

TITLE INSURED BY POLICY NUMBER:

The Associates, Inc. Livery of Service

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE TITLE INSURANCE
Company of New York