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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 19 76

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WILLIAM R. CHAMP, et ux (NAME)	ALLSTATE ENTERPRISES MORTGAGE CORP. (NAME)	
628 Paces Ferry Drive (STREET ADDRESS OR ROUTE NUMBER)	627 S. Manchester Avenue (STREET ADDRESS)	96-11
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Anaheim, California 92803 (CITY) (STATE) (ZIP)	146

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, RALPH W. BAKER and wife, CHARLENE D. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM R. CHAMP and wife, KATHERINE L. CHAMP

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. 80 on the Plan of Hickory Bend, Section I, as of record in Book 3300, page 38, Register's Office for said County, described as follows:

BEGINNING at a point in the west margin of Paces Ferry Drive at the corner of Lots 79 and 80; thence with the line between said lots, southwesterly 144.3 feet to the corner of Lot 81; thence with the line between Lots 80 and 81, southeasterly 141 feet to the northerly margin of Lakeland Drive; thence with the margin of the same, northeasterly 94 feet to the beginning of a curve; thence around said curve, northerly 35.7 jeet to the margin of Paces Ferry Drive; thence with the margin of the same, northerly 70.6 feet to the point of beginning.

BEING the same property conveyed to Ralph W. Baker and wife, Charlene D. Baker by deed from Joe Gary Allison and wife, Dorothy S. Allison of record in Book 4700, page 243, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 628 Paces Ferry Drive, Nashville, Tennessee 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 s this 1st day of September, 19 76

RALPH W. BAKER CHARLENE D. BAKER

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 RALPH W. BAKER and wife, CHARLENE D. BAKER

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 1st day of September, 19 76

Commission expires 10/28/78

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
RALPH W. BAKER, et ux
CHARLENE D. BAKER

TO
WILLIAM R. CHAMP, et ux
KATHERINE L. CHAMP

PLEASE MAIL RECORDED DEED TO:
Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 67742

IDENTIF. REFERENCE

SEP 14 12 45 PM '76

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

SEP 14 76	CONV	35,900.00			
SEP 14 76	S'TAX		B*	93.34	
SEP 14 76	PR'FEE		B*	.50	
SEP 14 76	W'DEED		B*	4.00	* 97.84