D 71203

BOOK 5075 PAGE 486

FORM NO. WD-1

IDENTIF. REFERENCE

OCT 6 8 50 AM '76

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,000.00

Robert E. Duke
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF October 19 76

Notary Public

MY COMMISSION EXPIRES: 2-...-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTORNEYS 401 Union Street, Nashville, Tennessee 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Robert E. Duke (NAME)	Baker Mortgage Corporation (NAME)	Map 107-3
700 Ermac Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 N.E. Expressway N.E. (STREET ADDRESS)	Par 2
Nashville, TN. 37210 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	3D 34870

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, LESTER D. BAILEY and wife, JOYCE E. BAILEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. DUKE and wife, CAROLYN F. DUKE

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. 11 on the Plan of The Highlands Subdivision, of record in Book 2663, page 127, Register's Office for said County.

SAID Lot No. 11 fronts 222.82 feet on the westerly side of Ermac Drive and runs back 272.9 feet on the northerly line and 289.0 feet on the southerly line to a dead line in the rear on which it measures 130.3 feet.

BEING the same property conveyed to Lester D. Bailey and wife, Joyce E. Bailey by deed from Benton Mack Gibbs and wife, Hattie H. Gibbs of record in Book 4540, page 800, Register's Office for Davidson County, Tennessee.

OCT-6'76	CONV	28,000.00				
OCT-6'76	S'TAX		B*	72.80		
OCT-6'76	PR'FEE		B*	.50		
OCT-6'76	W'DEED		B*	4.00	*	77.30

This is unimproved ( ) improved (X) property, known as 700 Ermac Drive, Nashville, TN. 37210
(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 5th day of October, 1976

Lester D. Bailey

Joyce E. Bailey

Lester D. Bailey

Joyce E. Bailey

Pd $25

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 Lester D. Bailey and wife, Joyce E. Bailey

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 5th day of October 19 76

Commission expires 2-5-77

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

LESTER D. BAILEY, ET UX

TO

ROBERT E. DUKE ET UX

Return to
WILKINS, ADAMS & WEEMS ATTORNEYS
FIDELITY FEDERAL BUILDING
401 UNION STREET
NASHVILLE, TENNESSEE 37219

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.