This instrument prepared by: Thomas E. Stewart, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RONALD E. THOMAS, ET UX	SAME	Map 41-3
(NAME)	(NAME)	
1241 Dalemere Drive		Parcel 5
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn. 37207		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

CLARA B. BAKER, widow, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said RONALD E. THOMAS AND WIFE, WANDA SUE THOMAS, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 112, Dalemere Subdivision, Section V, as recorded in Book 3600, page 19, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot fronts 126.60 feet on the southerly margin of Dalemere Drive and runs back between parallel lines measuring 316.34 feet on the westerly line and 316.20 feet on the easterly line and back to a dead line in the rear measuring 126.60 feet.

Being the same property conveyed to Walter H. Baker, Jr., and wife, Clara B. Baker, by deed from Hoyt Elliott, O. M. Denton, and John Wilson, Trustees of the Church of God at Meridian Street of record in Book 4935, page 897, said Register's Office; and by deed of correction of record in Book 4960, page 603, said Register's Office, the said Walter H. Baker, Jr., having since died, property now vests solely in Clara B. Baker.

This conveyance is made subject to restrictive covenants of record in Book 3616, page 573, said Register's Office; and is further subject to setback lines, easements, etc., of record in Book 3600, page 19, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

Subscribed and sworn to before me, this the 23rd day of October 19 76

Affiant Carolyn Mahoney

My commission expires: 7/27/78 (Affix Seal)

Notary Public

This is unimproved ( ) / improved (XX) property, known as 1241 Dalemere Drive, Nashville, Tn. 37207
(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 grantees, their (successors), heirs and assigns forever. I covenant that I am 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 appears of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness my hand this 23rd day of October, 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.

X Clara B. Baker
Widow

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLARA B. BAKER, widow

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 23rd day of October, 19 76

Notary Public

Commission expires 2/22/77

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.....

OCT 27 76	CONV	45,000.00			
OCT 27 76	S'TAX		B*	117.00	
OCT 27 76	PRTEE		B*	.50	
OCT 27 76	W'DEED		B*	4.00	* 121.50

WARRANTY DEED

FROM
CLARA B. BAKER, widow

TO
RONALD E. THOMAS, ET UX

D 74330

IDENTIF. REFERENCE

OCT 27 9 18 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115