BOOK 5094 PAGE 109

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,000.00

Marion D. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF December, 1976.

Notary Public

MY COMMISSION EXPIRES: 2-13-77

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, Hermitage Professional Mall, Hermitage, Tennessee 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John A. Baker, Sr. (NAME)	Mortgage Corporation of the South (NAME)	Tax Key 16W16855
4341 Enchanted Circle (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10726 (STREET ADDRESS)	MAP 105-9
Nashville, TN. 37218 (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35202 (CITY) (STATE) (ZIP)	PARCEL 426

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, James R. Allen et ux Patricia E. Allen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John A. Baker, Sr., et ux Marion G. 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. 75, on the plan of ENCHANTED HILL, Section 2, a plat of which is of record in Plat Book 3700, Page 27, in the Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to the Grantors, James R. Allen et ux Patricia E. Allen by deed of record in Book 4824, Page 809, Register's Office fro Davidson County, Tennessee.

THIS conveyance is subject to restrictions of record in Book 3934, Page 322, and Book 4708, Page 590 and Book 5065, Page 484, and Book 4886, Page 925, Register's Office for Davidson County, Tennessee, and any exesting easements.

This is unimproved (X) improved ( ) property, known as 4341 Enchanted Circle, Nashville, Tennessee 37218
(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 3rd day of December, 1976

JAMES R. ALLEN: James R. Allen

PATRICIA E. ALLEN: Patricia E. Allen

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Leon Sharber, a Notary Public in and for said County and State, the within named James R. Allen et ux Patricia E. Allen

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 Hermitage, Tennessee, this 3rd day of December 1976

Commission expires 2-13-77

Leon Sharber
LEON SHARBER Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

JAMES R. ALLEN et ux

TO

PATRICIA E. ALLEN

JOHN A. BAKER, SR. et ux
MARION G. BAKER

D 79954

T
IDENTIF. REFERENCE

DEC 6 3 13 PH '76

FELIX A. REGISTER
DAVIDSON COUNTY, TENN.

DEC 6	CONV	55,000.00		
6	S'TAX		B*	143.00
6	PR'FEE		B*	.50
6	W'DEED		B*	4.00

* 1[illegible]

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076