BOOK 5104 PAGE 573

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,000.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JANUARY, 19 77.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney, 311 Plus Park Blvd, Nashville, Tennessee

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas R. Dill (NAME)	Baker Mortgage Corporation (NAME)	8DA 25822
546 Annex Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	90-12
Nashville, Tennessee 37209 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	335

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, Phillip M. Denning et ux Deborah Lynn Denning

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas R. Dill et ux Janice Ann Dill

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. 26 on the Plan of Charlotte Park Annex, of record in Book 3700, Page 49, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to Phillip M. Denning et ux Deborah L. Denning by deed from Robert L. Drinkwine et ux Janice T. Drinkwine of record in Book 4818, Page 138, Register's Office, Davidson County, Tennessee.

Restrictions of record in Book 3963, Page 586, said Register's Office.
Public utility and drainage easement; sewer easement and building setback lines, of record in Book 3700, Page 49, said Register's Office.

THIS conveyance is made subject to restrictions and easements of record in the Register's Office for said County.

unimproved (X)
This is improved (X) property, known as 546 Annex Avenue Nashville, Tennessee 37209
(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 7TH day of JANUARY, 19 77

Phillip M. Denning

Deborah Lynn Denning

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Phillip M. Denning et ux Deborah Lynn Denning

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 7TH day of JANUARY, 19

Commission expires 1/29/79

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
Phillip M. Denning

TO
Thomas R. Dill

D 8 4 5 9 6

IDENTIF. REFERENCE

JAN 11 10 05 AM '77

REGISTER
DAVIDSON CO., TENN.

Tax Book #73

JAN 11 77	CONV	25,000.00			
JAN 11 77	S'TAX		8*	65.00	
JAN 11 77	DR'FEE		8*	.50	
JAN 11 77	W'DEED		8*	4.00	* 69.50