BOOK 5108 PAGE 627

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,900.00 Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-8-79

(AFFIX SEAL)

SPICER ☆ TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
WILKINS, ADAMS & WEEMS, ATTYS.

WILKINS, ADAMS & WEEMS, ATTORNEYS, 401 Union Street, Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David E. Parker, Jr. (NAME)	Realty Mortgage, Inc. (NAME)	119-6
72 Elberta Street (STREET ADDRESS OR ROUTE NUMBER)	1925 Century Boulevard, N.E. (STREET ADDRESS)	64
Nashville, TN. 37211 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	6DA14621

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, William M. Baker et ux Lila B. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David E. Parker, Jr. et ux Lynette J. Parker

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 the west 58.29 feet of Lot No. 2 and the east 11.71 feet of Lot No. 3 on the Map of Sterling Subdivision, Section One, as of record in Book 1424, page 97, Register's Office for said County.

SAID parts of said Lots adjoin and front together 70.0 feet on the north side of Elberta Street and run back between parallel lines 150.0 feet to a dead line.

BEING the same property conveyed to William M. Baker and wife, Lila B. Baker by deed from Woodbine Homes, Inc. of record in Book 3279, page 591, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is unimproved ( ) improved (XX) property, known as 72 Elberta Street (House Number) (Street) Nashville, TN. 37211 (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 19TH day of JANUARY, 19 77

William M. Baker

Lila B. Baker

William M. Baker

Lila B. Baker

STATE OF TENNESSEE
Davidson County

BOOK 5108 PAGE 628

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William M. Baker et ux Lila B. Baker

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 19TH day of JANUARY, 1977

Commission expires May 2, 1977

Thomas E. Kennedy
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

D 86490

WARRANTY DEED

FROM
William M. Baker

TO
David E. Parker, Jr.

IDENTIF. REFERENCE

JAN 25 8 45 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Rec'd Bk 8 pg

WILKINS, ADAMS & WEEMS, ATTORNEYS
401 Union Street
1100 Fidelity Federal Building
Nashville, Tennessee 37219

JAN25 77	CONV	17,900.00			
JAN25 77	S'TAX		B*	46.54	
JAN25 77	PR'FEE		B*	.50	
JAN25 77	W'DEED		B*	4.00	* 51.04