This Form furnished by Attorneys Title Company, Inc.

BOOK 5111 PAGE 582

Form No. WD-2

FROM
James D. Baker, et ux

TO
Robert E. Miers

For draftsman's use

This instrument prepared by:
JOHNSON & EDWARD
Attorneys-at-Law
600 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Miers (NAME)	Dobson & Johnson (NAME)	MAP 148-8
4113 Gallatin Rd. (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	PAR. 14
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37217 (CITY) (STATE) (ZIP)	2DU-23141

(FOR REGISTER'S USE)

IDENTIF REFERENCE
FEB 2 10 37 AM '77
REGISTER
DAV. CO., TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 36,900. Robert E. Miers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF Jan 19 77.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D 8 7 7 5 3

For and in Consideration of the sum of TEN AND NO/100----------
----------($10.00)----------
DOLLARS

Cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, including the assumption by the GRANTEES and their agreement to pay the outstandin, principal loan balance more fully described in and secured by deed of trust of record in Book 4768 Page 627, Register's Office Davidson County, Tennessee, securing Dobson & Johnson, Inc., a first mortgage; and for further consideration, GRANTEES assume and agree to pay the outstanding principal loan balance more fully described in and secured by deed of trust of record in Book ____ Page _____, said Register's Office, securing Fiedlity Federal Savings and Loan Association of Nashville, Tennessee, being a second mortgage; reference is made to both instruments for the terms, conditions, and limitations.

WE, James D. Baker and wife, Judith M. Baker, GRANTORS, herein, have bargained and sold, and by these presents do transfer and convey unto the said Robert E. Miers,

his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 12 on the Plat of Oakwood Terrace, Section 1, of record in Book 4460, Page 54, Register's Office Davidson County, Tennessee, to which plat reference is here made for a complete description.

BEING the same property conveyed James D. Baker and wife, Judith M. Baker, by deed from Robert E. Miers, et ux, of record in Book 4987, Page 856, Register's Office Davidson County, Tennessee.

GRANTORS hereby assign, set over and transfer unto the GRANTEES, all their right, title and interest in and to the escrow accounts and insurance.

FEB-02 CASH 36,900.00
FEB-02STAX B* 69.94
FEB-02TRNFEE B* .50
FEB-02 RECRD B* 4.00 * 74.44

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WD-2

This is improved (X) unimproved ( ) property, known as 4555 Artelia Drive, Antioch, Tennessee 37013
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 Grantors 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.

And Grantors 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.

Witness our hand s this 21st day of November, 1976

James D. Baker
JAMES D. BAKER

Judith M. Baker
JUDITH M. BAKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Baker and wife, Judith M. Baker,

the bargainors, 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 21 day of Nov., 1976.

James D. Baker, Notary Public.

Commission expires 2-3-78

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 _____