FORM NO. WD-1

BOOK 5120 PAGE 148

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$28,500.00 Janice M. Hammonds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF March, 1977

Notary Public

MY COMMISSION EXPIRES: 1/20/79

(AFFIX SEAL)

NOTARY PUBLIC STATE OF TENNESSEE

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
Janice M. Hammonds (NAME)	Baker Mortgage Corporation (NAME)	22W 10430
1504 Elmwood Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N.E. (STREET ADDRESS)	105-13
Nashville, Tennessee 37212 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30345 (CITY) (STATE) (ZIP)	112

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, Lila Mae Elliott, William Maynard Seat, Mildred Susan Hubbell, Bessie Louise Lamb, Sterling Alexander Seat and Annie Elizabeth Highers Elledge?

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Janice M. Hammonds

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 the easterly one-half of Lot No. 70 on the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, Register's Office, Davidson County, Tennessee.

SAID part of Lot No. 700fronts 50 feet on the northerly side of Elmwood Avenue and runs back between parallel lines 188 feet to an alley.

BEING the same property conveyed to Annie P. Seat for life, and on her death to Lila Mae Elliott, Nettie Henrietta Highers, William Maynard Seat, Mildred Susan Hubbell, Bessie Louise Lamb, Sterling Alexander Seat of record in Book 2025, Page 426, Register's Office, Davidson County, Tennessee.

The said Annie P. Seat having since died. The said Nettie Henrietta Highers having since died and leaving as her only heir at law Annie Elizabeth Highers Elledge.

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

MAR-27	CONV	28,500.00			
MAR-27	S'TAX		B*	74.10	
MAR-27	FEE		B*	.50	
MAR-27	W'DEED		B*	4.00	* 78.60

This is (x) unimproved ( ) improved property, known as 1504 Elmwood Avenue, Nashville, Tennessee 37212
(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 hand s this 10 day of February, 19 77

X Annie Elizabeth Highers Elledge X Bessie Louise Lamb

X Mildred Susan Hubbell X Lila Mae Elliott

Sterling Alexander Seat X William Maynard Seat

STATE OF California
County of _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Annie Elizabeth Highers Elledge

the 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 LOS ANGELES, California this 10th day of February 1977

Commission expires _____ OFFICIAL SEAL HAROLD COHEN PRINCIPAL OFFICE IN LOS ANGELES COUNTY My Commission Expires April 29, 1978

Harold Cohen
Notary Public

STATE OF TENNESSEE
Davidson County

Personally appeared beofre me, The undersigned, a Notary Public in and for said County and State, the within named Lila Mae Elliott, William Maynard Seat, Bessie Louise Lamb and Sterling Alexander Seat the bargainor with whom I am personally acquainted, and who acknowledged that they executed the within instrumnet for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 1977.

Commission Expires 1/29/79

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE AT LARGE

WARRANTY DEED

FROM Lila Mae Elliott, William Maynard Seat, Mildred Susan Hubbell, Bessie Louise Lamb, Sterling Alexander Seat and Annie Elizabeth Highers Elledge

TO Janice M. Hammonds

D91689

IDENTIF. REFERENCE

MAR 2 10 37 AM '77

REGISTER DAVIDSON COUNTY, TENN.

Title Book #12

STATE OF OHIO)
County of _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____ the bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therin contained. Witness my hand and official seal at _____, Ohio, this _____ day of _____, 1977.

Commission expires JOHN D. FURDAY Notary Public, Hamilton County, Ohio My Commission Expires Feb. 17, 1981

John D. Furday
Notary Public

NOTARIAL SEAL OHIO HAMILTON COUNTY