BOOK 5128 PAGE 687

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF March, 19 77

Notary Public

MY COMMISSION EXPIRES: 10/28/78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, ATTORNEY 24th Floor First American Center, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Murphy, et ux (NAME)	BAKER MORTGAGE CORPORATION (NAME)	Map 104-1
413 Acklen Park Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, N. E. (STREET ADDRESS)	Par 384
Nashville (CITY) Tennessee (STATE) - 37203 (P. O. ZIP)	Atlanta (CITY) Georgia (STATE) 30345 (ZIP)	21W-04225

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 A. PORTER and wife, XENNA DARLENE PORTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN E. MURPHY and wife, THELMA MURPHY

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 Lot No. 31 on the Plan of Wrenwood, as of record in Book 1130, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to James A. Porter and wife, Zenna Darlene Porter, by deed from Shirley Hardiman Rose, of record in Book 5044, page 198, Register's Office for Davidson County, Tennessee.

IT is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust to Baker Mortgage Corporation, of record in Book 5044, page 200, Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This is improved (XX) unimproved ( ) property, known as 413 Acklen Park DRive, Nashville, Tennessee - 37203
(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 11 day of March, 19 77

Xenna Darlene Porter — James Anderson Porter

James Anderson Porter

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James A. Porter and wife, Xenna Darlene Porter

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 11 day of March 1977

Commission expires 10/25/78

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 A. PORTER, et ux

TO JOHN E. MURPHY, et ux

D 95853

IDENTIF. REFERENCE

MAR 29 9 03 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

Alan L. Saturn, Attorney
24th Floor, First American Center
Nashville, Tennessee - 37238

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 29 77	CONV	22,500.00				
MAR 29 77	S'TAX		B*	58.50		
MAR 29 77	PR'FEE		B*	.50		
MAR 29 77	W'DEED		B*	4.00	*	63.00