BOOK 5134 PAGE 689 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 17,000.00 Dennis M. Sprague
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March 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
Dennis M. Sprague	CHURCHILL MORTGAGE CORP.	25W 00040
(NAME) 4202 Nevada Avenue	(NAME) 1835 SAVOY DR., N.E.,	91-16
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37209	(STREET ADDRESS) ATLANTA, GEORGIA 30341	225
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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 Kennie Baker et ux Bertha Mae Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dennis M. Sprague et ux Sherian L. Sprague

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. 103 of Block 3 on the Plan of Charlotte Park Co.'s First Addition to Nashville, as of record in Book 57, page 103, Register's Office, Davidson County, Tennessee.

BEING the same property conveyed to James K. Baker by divorce decree of record in Minute Book 53, pages 396 thru 401, of record in the Fourth Circuit Court, Davidson County, Tennessee.

Bertha Mae Baker joins herein for the purpose of conveying whatever interest she may have especially her marital rights.

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

unimproved (X) This is improved ( ) property, known as 4202 Nevada 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 31st day of March, 19 77

James Kennie Baker James Kennie Baker

Bertha Mae Baker Bertha Mae Baker

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 Kennie Baker et ux Bertha Mae 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 31st day of March 1977.

Commission expires _____

_____
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 98041

WARRANTY DEED

FROM
James Kennie Baker

TO
Dennis M. Sprague

IDENTIF. REFERENCE

APR 11 10 09 AM '77

REGISTER
DAVIDSON COUNTY, TENN.

FEE

C. Harold Reeves, Attorney
218 Fortune Building 1
311 Two Park Boulevard
Nashville, Tenn. 37217

APR 11 77	CONV	17,000.00			
APR 11 77	S'TAX		B*	44.20	
APR 11 77	PR'FEE		B*	.50	
APR 11 77	W'DEED		B*	4.00	* 48.70