FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 28,569.85

Esque N. Taylor Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 19 77

Notary Public

MY COMMISSION EXPIRES: 1-28-81

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Esque N. Baker (NAME)	Dobson and Johnson, Inc. (NAME)	TAX KEY #3D59224
2843 Emery Drive (STREET ADDRESS OR ROUTE NUMBER)	311 Plus Park Blvd. (STREET ADDRESS)	MAP 96-10
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37217 (CITY) (STATE) (ZIP)	PARCEL 147

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 L. Taylor et ux Janice C. Peterson Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Esque N. Baker et ux Nina S. Baker and Nathan Baker

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. 342, on the Map of Clover Hill Subdivision, Section VI, as of record in Book 2133, Page 89, Register's Office for said County.

BEING the same property conveyed to the Grantors, James L. Taylor et ux Janice C. Peterson Taylor, by deed of record in Book 4957, Page 677, 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, of record in Book 4957, Page 679, Register's Office for Davidson County, Tennessee, payable to Dobson and Johnson, Inc.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

THIS CONVEYANCE is subject to restrictions and/or any existing easements.

This is unimproved ( ) improved (X) property, known as 2843 Emery Drive, Nashville, Tennessee 37214
(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 8th day of April, 1977

JAMES L. TAYLOR: James L. Taylor

JANICE C. PETERSON TAYLOR: Janice C. Peterson Taylor

STATE OF TENNESSEE
Davidson County

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named James L. Taylor et ux Janice C. Peterson Taylor

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 Hermitage, Tennessee, this 8th day of April 1977.

Commission expires 1-21-81

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

WARRANTY DEED

FROM

JAMES L. TAYLOR ET UX

JANICE C. PETERSON TAYLOR

TO

ESQUE N. BAKER ET UX

NINA S. BAKER AND NATHAN BAKER

D 9 8 5 3 9

IDENTIF. REFERENCE

APR 13 12 29 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

Return to:

LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

APR 13 77	CONV	28,569.85			
APR 13 77	S'TAX		B*	74.36	
APR 13 77	PR'FEE		B*	.50	
APR 13 77	W'DEED		B*	4.00	* 78.86