FILE BOX 3

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 19 77

Notary Public

MY COMMISSION EXPIRES: 7-10-78

(AFFIX SEAL)

BOOK 5137 PAGE 797

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Ursery (NAME)	Baker Mortgage Corporation (NAME)	MAP 126
Rte. 1, Hwy. 70 (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PARCEL 7
Pegram, TN 37143 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	9D-01930

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 Jean E. Proctor and Jerry N. Callis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard E. Ursery and wife Brenda Gail Ursery

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, and more particularly described according to a survey made by Hickerson-Miller, Engineers-Surveyors, June 29, 1957, as follows:

BEGINNING at a point in the northeasterly margin of U.S. Highway 70, said point being 2,581.7 feet, more or less, northwesterly from the northwest intersection of said Highway and Old Charlotte Road; thence north 3 degrees 30′ east 847.3 feet to a point; thence north 88 degrees 50′ west 200 feet to a point; thence south 4 degrees 15′ west 825.6 feet to a point in the northeasterly margin of said Highway, which said point is the common front corner of Tracts Nos. 9 and 10; thence eastwardly and following the said margin of said Highway 70, 33 feet to a point in said margin which is the point of an offset in said margin of said Highway; thence southwardly with said offsest in said Highway 70, 5 feet to a point; thence continuing eastwardly with said margin of said Highway 167 feet to the point of beginning, containing 4 acres, more or less.

BEING the same property conveyed to Jean E. Proctor and Jerry N. Callis by deed from Cazzie B. Mitchell et ux Gloria C. Mitchell, of record in Book 4737, Page 664, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements of record.

This is ( ) unimproved (XX) improved property, known as Rte. 1, Hwy. 70 (House Number) (Street) Pegram, TN 37143 (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 16TH day of APRIL, 1977

Joan E. Proctor

Jerry N. Callis

STATE OF TENNESSEE
Davidson County

BOOK 5137 PAGE 798

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean E. Proctor and Jerry N. Callis

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 18TH day of APRIL 19 77

Commission expires 7-19-78

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, and 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

FILE BOX 3

WARRANTY DEED

FROM
Jean E. Proctor

TO
Richard E. Ursery

099506

IDENTIF. REFERENCE

APR 19 3 06 PM '77

REGISTER
DAVIDSON COUNTY, TENN.

APR 1977	CONV	35,000.00			
APR 1977	S'TAX		B*	91.00	
APR 1977	PR'FEE		B*	.50	
APR 1977	W'DEED		B*	4.00	* 95.50

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217