This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

WARRANTY DEED

BOOK 5183 PAGE 663

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James A. Barrett, et ux (NAME)	Baker Mortgage Corporation (NAME)	Map 107-5
724 Patricia Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway NE (STREET ADDRESS)	Parcel 46
Nashville, Tennessee 37217 (CITY) (P. O. ZONE) (STATE)	Atlanta, Georgia 30345 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- ($10.00) ---------- *Dollars,*

cash in hand paid by James A. Barrett and wife, Eve M. Barrett, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Harley W. Smallwood and wife, Jean Smallwood,

have this day bargained and sold, and do hereby transfer and convey unto the said James A. Barrett and wife, Eve M. Barrett, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 106 on the Plan of Bel Air, Section II, as of record in Book 2900, pages 29-32, inclusive, Register's Office for said County.

Said Lot fronts 65 feet on the northeasterly side of Patricia Drive and runs back 145 feet more or less on the southeasterly line and 152 feet more or less on the northwesterly line to the center line of a creek and measures 65 feet thereon.

Being the same property conveyed to Harley W. Smallwood and wife, Jean Smallwood, by deed from Calvin A. Blair, Jr. and wife, Shirley G. Blair, of record in Book 4638, page 397, Register's Office for said County.

This conveyance is made subject to an easement for public utilities, a setback line, and conditions of owner's certificate, as shown on plan of record in Book 2900, pages 29 and 32, and restrictive covenants of record in Book 2959, page 215, as amended in Book 2964, page 1, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 31,000.00

Subscribed and sworn to before me, this the 11th day of August 1977

Affiant

My commission expires: 2/8/78 (Affix Seal)

Notary Public

This is improved (XX) unimproved ( ) property, known as 724 Patricia Drive, Nashville, Tennessee 37217 (House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said James A. Barrett and wife, Eve M. Barrett, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1977 taxes which are prorated and assumed by the purchasers.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* James A. Barrett and wife, Eve M. Barrett, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 11th *day of* August, 19 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Jean Smallwood

Harley W. Smallwood

BOOK 5183 PAGE 664

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary W. Ankenbauer, *a Notary Public in and for said County and State,* Harley W. Smallwood and wife, Jean Smallwood,

the within named 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 11th *day of* August, *19* 77.

Mary W. Ankenbauer
Notary Public

Commission expires 2/8/78

ANKENBAUER NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER 4-23351
NASHVILLE, TENN. 37239

WARRANTY DEED

FROM

Harley W. Smallwood, et ux

TO

James A. Barrett, et ux

AUG 12 77	CONV	31,000.00			
AUG 12 77	S'TAX		B*	80.60	
AUG 12 77	PR'FEE		B*	.50	
AUG 12 77	W'DEED		B*	4.00	* 85.10

E 20207

IDENTIF. REFERENCE

AUG 12 3 51 PM '77

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238