FILE BOX 3

BOOK 5187 PAGE 965 ~~BOOK 5187 PAGE 964~~

Form No. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

29,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23TH DAY OF AUGUST, 1977

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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:
H. Dean Hitt (NAME)	Baker Mortgage Corporation (NAME)	MAP 107-E
1938 Laurinda Drive (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PAR 105
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Atlanta, Ga. 30345 (CITY) (STATE) (ZIP)	2DA-53230

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 harold W. Hitt and Charles L. burkhalter, a partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. Dean Hitt

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. 45 on the plan of Bel-Air, Section 2, as of record in Book 2900, Pages 29, 30, & 31, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description. SAID Lot No. 45 fronts 62 feet on the northerly side of Laurinda Drive and extends back 152 feet on the westerly line and 165.8 feet on the easterly line to a dead line measuring 65 feet.

BEING the same property conveyed to harold W. Hitt and Charles L. Burkhalter by deed from A.L. Windle, Marilyn W. Cavitt, David M. Windle and Catherine A. Windle, of record in Book 5067, Page 560, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 2964, Page 1 and book 3096, Page 485, Register's Office for said County.

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

This is improved (XX) unimproved ( ) property, known as 1938 Laurinda Drive (House Number) (Street) Nashville, TN 37217 (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 23TH day of AUGUST, 1977

harold W. Hitt
General Partner

~~Charles L. burkhalter~~
General Partner

BOOK 5187 PAGE 966 ~~BOOK 5187 PAGE 965~~

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold W. Hitt and Charles L. Burkhalter, a partnership

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 23Th day of AUGUST 19 77

Commission expires 2-23-80

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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
Harold W. Hitt

TO
h. Dean hitt

E 22238

IDENTIF. REFERENCE

AUG 24 10 36 AM '77

FELIX [illegible] ISTER
DAVIDSON COUNTY, TENN.

AUG24'77	CONV	29,500.00			
AUG24'77	S'TAX		B*	76.70	
AUG24'77	PR'FEE		B*	.50	
AUG24'77	W'DEED		B*	4.00	* 81.20

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