This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee

BOOK 5197 PAGE 77

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Benjamin L. Ross, et ux (NAME)	Baker Mortgage Corporation (NAME)	Map 147-4
329 Wallace Road (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway N.E. (STREET ADDRESS)	Parcel 24
Nashville, Tennessee 37211 (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 Benjamin L. Ross and wife, Rose Ross and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, John L. Goodwin, Jr. and wife, Dessa A. Goodwin,

have this day bargained and sold, and do hereby transfer and convey unto the said Benjamin L. Ross and wife, Rose Ross, their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 39 on the Plan of Beverly Heights Subdivision, Section II, of record in Book 2331, page 42, Register's Office for said County.

Said Lot No. 39 fronts 125 feet on the southerly side of Wallace Road and runs back between lines 276.9 feet on the easterly line and 228 feet on the westerly line to a point; thence 28 feet to a dead line on which said Lot No. 39 extends 133 feet.

Being the same property conveyed to John L. Goodwin, Jr. and wife, Dessa A. Goodwin, by deed from Southeastern Land Development Company, a Tennessee Corporation, of record in Book 2884, page 241, Register's Office for said County.

This conveyance is made subject to an easement for public utilities, an easement across part of front of the lot for back slopes, a building setback line and conditions of owner's certificate, as shown on plan of record in Book 2331, page 42, and restrictive covenants of record in Book 2440, page 199, 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 $ 33,000.00

Subscribed and sworn to before me, this the 14th day of September, 19 77

Affiant

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

Notary Public

This is unimproved ( ) improved (XX) property, known as 329 Wallace Road, Nashville, Tennessee 37211
(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 Benjamin L. Ross and wife, Rose Ross, 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.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Benjamin L. Ross and wife, Rose Ross, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 14th *day of* September, 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.*

John L. Goodwin Jr.

Dessa A. Goodwin

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary W. Ambrose, *a Notary Public in and for said County and State,* John L. Goodwin, Jr. and wife, Dessa A. Goodwin,

the within named bargainors, 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 14th *day of* September, *19* 77

Mary W. Ambrose
Notary Public

Commission expires 2/8/78

NOTARY PUBLIC DAVIDSON CO. 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 .....

SEP 15	CONV	33,000.00				
SEP 15 S'TAX			B*	85.80		
SEP 15 PR'FEE			B*	.50		
SEP 15	W'DEED		B*	4.00	*	90.30

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238
G-232817

WARRANTY DEED

FROM
John L. Goodwin, Jr. et ux

TO
Benjamin L. Ross, et ux

E 26140

IDENTIF. REFERENCE

SEP 15 11 18 AM '77

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238