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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Wesley D. Hodges
Affiant WESLEY D. HODGES

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF October 19 77

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
THOMAS, HALLIBURTON & BALLIN
107 PARKWAY TOWERS
NASHVILLE, TENNESSEE 37219

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. Wesley D. Hodges (NAME)	NATIONAL MORTGAGE COMPANY (NAME)	61-6-69
4015 Hutson Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	12DZ-11300
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee 38118 (CITY) (STATE) (ZIP)	

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, RAY R. BAKER and wife, BARBARA DICKERSON BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WESLEY D. HODGES, unmarried

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, being Lot No. 197 on the Map of Maplewood Heights Second Subdivision, as of record in Book 547, pages 103 and 104, Register's Office for said County.
SAID Lot No. 197 adjoins and fronts 100 feet on the easterly side of Hutson Avenue and runs back between parallel lines 250 feet to a dead line. INCLUDED in the above, but EXCLUDED IN THIS CONVEYANCE, is the 5 feet along the south side previously conveyed to William Glenn and wife, Eleanor Glenn.

BEING the same property conveyed to Ray R. Baker by deed from W. K. Gardner and wife, Pattygale Gardner, of record in Book 4883, page 719, Register's Office for Davidson County, Tennessee.

The said BARBARA DICKERSON BAKER, wife of RAY R. BAKER, joins in this conveyance, for the purpose of releasing any and all marital rights and interests she may have in the above described property.

This conveyance, however, is subject to any and all easments and rights of way of public record and to any Restrictions of record.

unimproved ( )
This is improved (XX) property, known as 4015 Hutson Avenue, Madison, Tennessee 37115
(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 hand this 20th day of October, 19 77

X Ray R. Baker
RAY R. BAKER

X Barbara Dickerson Baker
BARBARA DICKERSON BAKER

STATE OF TENNESSEE
DAVIDSON County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ray R. Baker and wife Barbara Dickerson Baker

the bargainor, 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 20th day of October 19 77

Commission expires 9-13-78

Notary Public

STATE OF TENNESSEE
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

TO

E 32296

IDENTIF. REFERENCE

OCT 21 9 20 AM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT 21 77	CONV	31,000.00			
OCT 21 77	S'TAX		B*	80.60	
OCT 21 77	PR'FEE		B*	.50	
OCT 21 77	W'DEED		B*	4.00	* 85.10

Delta Title Company
Titles Guaranteed
1100 Kermit Drive • Suite 100
NASHVILLE, TENNESSEE 37217