BOOK 5232 PAGE 184

FORM NO. WD-1

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 8,874.64

James H. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th. DAY OF December, 19 77.

Notary Public

MY COMMISSION EXPIRES: September 28, 1981

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BUILDING, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Baker et ux (NAME)	same (NAME)	53-12
2606 Elliott Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 84
Old Hickory, TN 37138 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	LW 03180

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~~, CONNIE JEAN DYER, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. BAKER and wife, CATHERINE Y. BAKER

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. 4, Block 4, on the Plan of Dabbs & Elliott Subdivision, of record in Book 547, page 97, Register's Office for Davidson County, Tennessee.

SAID Lot No. 4 fronts 44 feet, more or less, on the southerly side of Elliott Drive, and extends back between parallel lines 100 feet, more or less, to a dead line on which it measures 44 feet, more or less.

BEING the same property conveyed to Connie Jean Dyer, by deed from Jack G. Hall and wife, Virginia Dee Hall, of record in Book 5083, page 760, Register's Office for Davidson County, Tennessee.

IT IS AGREED AND UNDERSTOOD that the above named Grantees assume and agree to pay the remaining unpaid balance of a deed of trust of record in Book 5083, Page 762, according to the terms and conditions therein.

This is unimproved ( ) improved (X) property, known as 2606 Elliott Drive, Old Hickory, Tennessee 37138
(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 my hand this 8th. day of December, 19 77

x Connie Jean Dyer
CONNIE JEAN DYER

STATE OF TENNESSEE
Davidson County

BOOK 5232 PAGE 185

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie Jean Dyer, Unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th. day of December, 19 77

Commission expires September 28, 1981

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 (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

CONNIE JEAN DYER

TO

JAMES H. BAKER AND WIFE,
CATHERINE Y. BAKER

E 4 1 2 1 8

IDENTIF. REFERENCE

DEC 12 9 46 AM '77

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37203.

DEC 12 77 CONV *8,874.64
DEC 12 77 S'TAX B* 23.14
DEC 12 77 PR'FEE B* .50
DEC 12 77 W'DEED B* 4.00 * 27.64

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FILE BOX 9