BOOK 5242 PAGE 649

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $17,472.31

Truett Long
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF January, 1978

Notary Public

MY COMMISSION EXPIRES: 6-22-79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
WILLIAM B. GREGORY, Atty. 807 American Trust Bldg., Nashville, TN
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M.L. Baker and Jack Cole (NAME)	The Lomas&Nettleton Company (NAME)	119-6
913 Hermitage Ridge (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 964 (STREET ADDRESS)	88
Hermitage Tenn 37076 (CITY) (STATE) (P. O. ZIP)	Virginia Beach, VA 23451 (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 I, Truett T. Long, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M.L. Baker and Jack Cole

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 27 on the plan of Sterling Subdivision, Section 1, which is recorded in Book 1424, page 97, Register's Office, Davidson County, Tennessee.

SAID Lot 27 fronts 60 feet on the northerly side of Lutie Street and extends back between parallel lines 158.4 feet to a dead line in the rear.

BEING the same property conveyed to Truett T. Long by deed from Alfred I. Simmons and wife, Susie M. Simmons, of record in Book 5037, page 942, Register's Office, Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record; especially to the restrictions of record in Book 1787, page 427, Register's Office, Davidson County, Tennessee and to the easements and setback lines as shown on the recorded plan of Sterling Subdivision of record in Book 1424, page 97, Register's Office, Davidson County, Tennessee.

GRANTEES herein agree to assume and pay the unpaid balance of a note secured by a Deed Of Trust of record in Book 5037, page 944, Register's Office, Davidson County, Tennessee. Said note secures The Lomas&Nettleton Company, and is in the principal amount of $17,900.00.

ESCROW ACCOUNT held in connection with the above assumed loan is hereby transferred to the grantees herein.

This is unimproved ( ) improved (X) property, known as 72 Lutie Street (House Number) (Street) Nashville, Tennessee (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 1-12 day of January, 1978

Truett T. Long

TRUETT T. LONG

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Truett T. Long

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 12th day of January 19 78

Commission expires 6-9-79

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
TRUETT T. LONG

TO
M.L. BAKER and
JACK COLE

E 45883

IDENTIF. REFERENCE

JAN 12 1 07 PM '78

FILE BOX 9 WBG

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN 12 78	CONV	19,692.31			
JAN 12 78	S'TAX		B*	51.22	
JAN 12 78	PR'FEE		B*	.50	
JAN 12 78	W'DEED		B*	4.00	* 55.72