WARRANTY DEED

BOOK 5261 PAGE 955

THIS INSTRUMENT PREPARED BY:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Wayne R. Michelsen Attorney at Law 20 North Wacker Drive Chicago, Illinois 60606	Employee Transfer Corporation (NAME) 2775 Villa Creek Drive, Suite 150 (STREET ADDRESS) Dallas, Texas 75234 (CITY) (STATE) (ZIP)	4860 Rainer Drive Old Hickory, Tn.

THIS INDENTURE, made and entered into this 2nd day of February, 19 78, by and between

CLYDE E. BAKER, JR., a single person — party of the first part, and

EMPLOYEE TRANSFER CORPORATION, an Illinois Corporation — party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in OLD HICKORY County of DAVIDSON State of Tennessee,

Land in Davidson County, Tennessee, being Lot No. 391 on the Plan of Sherwood Forest, Section 4, of record in Plat Book 4460, pages 182 and 183, said Register's Office, to which Plan reference is hereby made for a more detailed description.

Being the same property conveyed to Clyde E. Baker Jr., and wife, Peggy L. Baker, by deed from Johnson Homes, Inc., of record in Book 4874, page 398, said Register's Office, the said parties having since divorced and property was vested in Clyde E. Baker, Jr. by divorce decree in Book 5094, page 271, said Register's Office.

Subject to easements and restrictions of record.

PROPERTY ADDRESS: 4860 Rainer Drive

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

SUBJECT TO: Deed of trust executed by Clyde E. Baker, Jr., and wife, Peggy L. Baker to Albert Wm. Johnson, Trustee, dated November 29, 1974, and recorded in Book 4874, page 400, Register's Office of Davidson County, Tennessee, to secure to Dobson and Johnson, Inc., the payment of a note for $33,000.00, payable as therein specified, together with any terms, conditions, restrictions, or limitations recited therein, 1977 County Taxes and subdivision restrictions, buildings lines and easements of record.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Clyde E. Baker, Jr.

CLYDE E. BAKER, JR.

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared CLYDE E. BAKER, JR. to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 3 day of March 19 78

My commission expires August 7, 1980

Notary Public

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $40.500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 14th day of March, 19 78

W. Williams Dep. Reg

State tax ..... $.....

Register's fee ....

Recording fee ....

Total ..... $.....

T.G.#

Form 101 by
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103

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MAR 14 78	CONV	40,500.00			
MAR 14 78	S'TAX		B*	105.30	
MAR 14 78	PR'FEE		B*	.50	
MAR 14 78	W'DEED		B*	4.00	* 109.80

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201

WARRANTY DEED

FROM

TO

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IDENTIF. REFERENCE

MAR 14 9 11 AM '78

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
101 North Main Street
Memphis, Tennessee 38103