FILE BOX 3

Form No. WD-1

BOOK 5273 PAGE 435

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$29,750.00 Barbara E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF April, 19 78

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY, 1102 KERMIT DRIVE, #203, NASHVILLE, TN 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara E. Baker (NAME)	Federated Financial Mtg. Corp (NAME)	MAP 105-14
2101 White Avenue (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway #700 (STREET ADDRESS)	PAR 126
Nashville, TN 37204 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (CITY) (STATE) (ZIP)	22W-2520

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, Joe Langford and wife Margaret Langford

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Barbara E. Baker and Henry M. Baker, Jr.

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:

BEING Lot No. 2 on a re-subdivision of Lot No. 2 and part of Lot No. 1 Block 14, on the Map of Yarbrough's Subdivision of Certain blocks in Woodland, as of record in Book 4350, Page 27, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Joe Langord and wife Margaret Langford, by deed from Robert C. Sanders, Substitute Trustee, as of record in Book 5055, Page 894, and by Quitclaim deed from Mary Stover in Book 5273, Page 433, all of record in Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record.

This is (X) improved ( ) unimproved property, known as 2101 White Avenue, Nashville, TN 37204
(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 6th day of April, 19 78

Joe Langford

Margaret Langford Margaret R. Langford

STATE OF TENNESSEE
Maury County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe Langford and wife Margaret Langford

the bargainor S, 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 Columbia, Tennessee, this 6th day of April 19 78.

Commission expires July 10, 1980

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) 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

FILE BOX 3

WARRANTY DEED

FROM Joe Langford et ux.

TO Barbara E. Baker

APR 14 78 CONV
APR 14 78 S'TAX
APR 14 78 PR'FEE
APR 14 78 W'DEED

E 5 9 8 5 4

IDENTIF. REFERENCE

APR 14 10 23 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

29,750.00

B* 77.22
B* .50
B* 4.00 * 81.72

Edward Seldon
Attorney-at-Law
1102 KERMIT DRIVE, SUITE 203
NASHVILLE, TENNESSEE 37217