RETURN TO:

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
BOX 919
HENDERSONVILLE, TENNESSEE 37075

STATE OF TENNESSEE }
COUNTY OF SUMNER }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF May 1978.

Notary Public

MY COMMISSION EXPIRES: 3/2/79

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Shelton Hatcher, Attorney, 919 W. Main St., Hendersonville, TN 37075
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Ralph (NAME)	Security Pacific Mortgage Corp. (NAME)	Map 18-8
105 Isaac Drive (STREET ADDRESS OR ROUTE NUMBER)	2460 West 26th Avenue (STREET ADDRESS)	Parcel 15
Goodlettsville, TN 37072 (CITY) (STATE) (P. O. ZIP)	Denver, Colorado 80211 (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, LESTER E. BAKER and wife, DOROTHY L. BAKER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM S. RALPH and wife, DEBBIE L. RALPH,

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. 3 on the Plan of Section I, Connell Estates, as of record in Book 2900, Page 15, Register's Office for said County.

SAID Lot No. 3 fronts 105 feet on the northeasterly side of Isaac Drive and runs back 228.1 feet on the northwesterly line and 228.8 feet on the southeasterly line, to a dead line in the rear on which it measures 98 feet.

BEING the same property conveyed to Lester E. Baker and wife, Dorothy L. Baker, by Deed from William H. Towe and wife, Patricia C. Towe, of record in Deed Book 4212, Page 777, Register's Office for Davidson County, Tennessee.

This is ( ) unimproved (X) improved property, known as 105 Isaac Drive, Goodlettsville, TN 37072
(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 hands this 16th day of May, 1978

Lester E. Baker
LESTER E. BAKER

Dorothy L. Baker
DOROTHY L. BAKER

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named Lester E. Baker and wife, Dorothy L. Baker,

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 Hendersonville, TN, this 16th day of May, 1978

My Commission Expires 3/3/79 Brenda G. Carroll, Notary Public.

STATE OF _____
_____ 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 purpose 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

E 6 6 0 3 6

IDENTIF. REFERENCE

MAY 18 9 18 AM '78

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

MAY 18 78	CONV	34,500.00			
MAY 18 78	S'TAX		B*	89.70	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	4.00	* 94.20

WARRANTY DEED

FROM
LESTER E. BAKER et. ux.

TO
DOROTHY L. BAKER

WILLIAM S. RALPH et. ux.

DEBBIE L. RALPH

TITLE INSURED BY POLICY NUMBER:
THIS INSTRUMENT PREPARED BY
SHELTON HATCHER, ATTORNEY
P.O. Box 870
HENDERSONVILLE, TENNESSEE 37075

Title Associates Inc. Abstracters of Sumner County

Compliments of
Title Associates, Inc.

REPRESENTING
USLIFE TITLE INSURANCE
Company of New York