This instrument prepared by:
Joe Pitt, Attorney
First American Center
Nashville, Tennessee

BOOK 5293 PAGE 983

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles L. Baker, et ux	First Tennessee Bank N. A. Memphis	Map 147-5
(NAME) 4913 Salem Drive	(NAME) P. O. Box 474	Parcel 160
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Memphis, Tennessee 38101	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------

----------($10.00)---------- *Dollars,*

cash in hand paid by Charles L. Baker and wife, Helen L. Baker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, William David Luther and wife, Mary H. Luther,

have this day bargained and sold, and do hereby transfer and convey unto the said Charles L. Baker and wife, Helen L. Baker,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 517 on the Plan of Crieve Hall Estates, Section Six, of record in Plat Book 2331, pages 1, 2, and 3, Register's Office for said County.

Said Lot No. 517 fronts 90 feet on the southwesterly margin of Salem Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to William David Luther and wife, Mary H. Luther, by deed from David E. Long and wife, Katherine L. Long, of record in Book 4905, page 935, said Register's Office.

This conveyance is made subject to an easement for public utilities, an anchor easement, a building setback line and conditions of owner's certificate, as shown on plan of record in Book 2331, pages 1, 2 and 3, Register's Office for Davidson County, Tennessee, and restrictive covenants of record in Book 2332, page 92, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 42,500.00

Subscribed and sworn to before me, this the 2nd day of June 19 78

Affiant Charles L Baker

My commission expires: 4/16/82 (Affix Seal)

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 4913 Salem Drive, Nashville, Tennessee 37211
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Charles L. Baker and wife, Helen L. Baker, their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.,* except for 1978 taxes which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Charles L. Baker and wife, Helen L. Baker, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands this 2nd day of June, 19 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William David Luther
William David Luther

Mary H. Luther
Mary H. Luther

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* William David Luther and wife, Mary H. Luther,

the within named 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 Nashville, Tennessee *this* 2nd *day of* June, *19* 78.

Nancy L. Kota
Notary Public

Commission expires 4/18/82.

NANCY L. KOTA ☆ NOTARY PUBLIC ☆ DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENN. 37238

WARRANTY DEED

FROM 34448
William David Luther, et ux

TO
Charles L. Baker, et ux

JUN-5 78	CONV	42,500.00			
JUN-5 78	S'TAX		B*	110.50	
JUN-5 78	PR'FEE		B*	.50	
JUN-5 78	W'DEED		B*	4.00	* 115.00

E 69080

IDENTIF. REFERENCE

JUN 5 12 47 PM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238