BOOK 5303 PAGE 386

Form No. WD-1

THIS INSTRUMENT PREPARED BY information furnished by parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$16,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF June, 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
Robert B. Beck, Sr. (NAME)	BAKER MORTGAGE CORPORATION (NAME)	MAP 82-3
1112 Pennock Avenue (STREET ADDRESS OR ROUTE NUMBER)	2840 Northeast Expressway, #200 (STREET ADDRESS)	PAR 284
Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30345 (CITY) (STATE) (ZIP)	BA 20W-22095

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, Mickle Saxon and wife Betty Joe Saxon

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert B. Beck, Sr. and wife Martha Lu Beck

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. 20 on the plan of Crutcher Brothers, of record in Plat Book 161, Page 158, 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 Mickle Saxon and wife Betty Jo Saxon, by deed from Thelma Jean Petty, of record in Book 5173, Page 293, Register's Office for said County.

THIS conveyance is subject to Sanitary Sewer and/or Strom Drainage easement of record in Book 4479, Page 581, Register's Office for Davidson County, Tennessee.

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

THIS conveyance, however, is subject to a Certain Deed of Trust, recorded in Book 5173, Page 295, Register's Office of Davidson County, Tennessee, securing a promissory note July 15, 1977, payable to the order of Tennessee Housing Development Agency, with a present unpaid principal balance of approximately $15,615.60, which the GRANTEES herein hereby assume and agree to pay the escrow account in connection with said loan, if any, is hereby transferred to the GRANTEES herein. THIS Conveyance is further subject to any and all easements, restrictions and rights of way of record.

unimproved ( )
This is improved (X) property, known as 1112 Pennock Avenue (House Number) (Street) Nashville, TN 37207 (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 seised 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 s this 26th day of June, 19 78

Mickle Saxon Mickle Saxon

Betty Jo Saxon Betty Jo Saxon

STATE OF TENNESSEE

BOOK 2303 PAGE 381

BOOK 5303 PAGE 387

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mickle Saxon and wife Betty Jo Saxon

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 Nashville, Tennessee, this 26th day of June 19 78

Commission expires 2-22-81

Mary P. [illegible]
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who and _____ upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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
Micile Saxon
Betty Jo Saxon

TO
Robert B. Beck, Sr.
Martha Lu Beck

E 7 3 2 4 2

IDENTIF. REFERENCE

JUN 26 3 02 PM '78

FILED & RECORDED
DAVIDSON CO.

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

JUN26'78	CONV	16,300.00			
JUN26'78	S'TAX		B*	42.38	
JUN26'78	PR'FEE		B*	.50	
JUN26'78	W'DEED		B*	4.00	* 46.38