WARRANTY DEED

BOOK 5308 PAGE 164

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,500.00

Jerry W. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 19 78

Douglas R. Berry
Notary Public

MY COMMISSION EXPIRES: Oct. 28, 1978

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
DOUGLAS R. BERRY, 907 TWO MILE PKY., GOODLETTSVILLE, TN 37072
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY W. BAKER, et ux	MOLTON, ALLEN and WILLIAMS, INC.	148-12
(NAME)	(NAME)	
4619 ARTELIA DRIVE	P.O. BOX 10025	201
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
ANTIOCH, TN 37013	BIRMINGHAM, ALABAMA 35202	02DU 23118
(CITY) (STATE) (P. O. ZIP)	(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, STEPHEN C. LUND, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY W. BAKER and wife, PAMELA W. BAKER

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. 18 on the Plan of Hazelwood, Section 12, of record in Book 4300, page 143, Register's Office for Davidson County, Tennessee.

Said Lot No. 18 fronts 60.79 feet on the westerly margin of Artelia Drive and runs back between lines 164.62 feet on the northerly line and 189.78 feet on the southerly line to a dead line in the rear which measures 89.17 feet thereon.

Being the same property conveyed to Stephen C. Lund and wife, Suzanne Lund by deed from R. B. Woodruff and wife, Margrette D. Woodruff, of record in Book 4668, page 473, Register's Office for Davidson County, Tennessee, and being the same property conveyed to Stephen C. Lund by Quitclaim deed from Suzanne P. Lund, a single woman, of record in Book 5216, page 207, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4619 Artelia Drive, Antioch, Tenn. 37013
(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 my hand this 5th day of July, 19 78

Stephen C. Lund
STEPHEN C. LUND

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5308 PAGE 165

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Lund

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this 5th day of July, 1978

Commission Expires October 28, 1978 Douglas R. Berry Notary Public

DOUGLAS R. BERRY NOTARY PUBLIC STATE OF TENNESSEE

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

E75328.

E75328

IDENTIF. REFERENCE

JUL 7 8 47 AM '78

FELIX Z. WILSON TE REGISTER
DAVIDSON COUNTY, TENN.

JUL-7[00]	CONV	40,500.00			
JUL-7[00] S'TAX			B*	105.30	
JUL-7[00] PR'FEE			B*	.50	
JUL-7[00]	W'DEED		B*	4.00	* 109.80

WARRANTY DEED

FROM STEPHEN C. LUND, unmarried

TO JERRY W. BAKER, et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seizin

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York