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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000.00

H.R. Langlois
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 1978.

Notary Public

MY COMMISSION EXPIRES: 1-21-81

Neal

THIS INSTRUMENT WAS PREPARED BY
LEON SHARBER, ATTORNEY, HERMITAGE PROFESSIONAL MALL, HERMITAGE, TENNESSEE 37076
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| H. R. Langlois (NAME) | TVB Mortgage Corp. (NAME) | 12 D 38920 |
| 3925 Banbury Dr. (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 2546 (STREET ADDRESS) | MAP 41-11 |
| Nashville, TN 37207 (CITY) (STATE) (P. O. ZIP) | Nashville, TN 37219 (CITY) (STATE) (ZIP) | PARCEL 34 |

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, JOSEPH NORMAN BAKER, JR. ET UX GERTRUDE GANN BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO H. R. LANGLOIS ET UX EDNA J. LANGLOIS

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. 432 on the Plan of BELLSHIRE ESTATES, Section "B", a plat which is of record in Book 2331, Page 129, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Joseph Norman Baker, Jr. et ux Gertrude Gann Baker by deed of record in Book 2813, Page 205, Register's Office for said County.

THIS conveyance is subject to restrictions of record in Book 2542, Page 415, Register's Office for said County, and any existing easements of record.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust of record in Book 2870, Page 143, Register's Office for Davidson County, Tennessee, to Kimbrough-Phillips Company.

THE existing escrow account and hazard insurance policy is hereby transferred with this conveyance to the Grantees herein.

This is unimproved ( ) improved (XX) property, known as 3925 Banbury Drive, Nashville, TN 37207
(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 s this 28th day of July, 1978

JOSEPH NORMAN BAKER, JR.: Joseph Norman Baker, Jr.

GERTRUDE GANN BAKER: Gertrude Gann Baker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joseph Norman Baker, Jr. et ux Gertrude Gann 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 Nashville, Tennessee, this 28th day of July 19 78

Commission expires 1-21-81

Notary Public

STATE OF TENNESSEE }

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 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 JOSEPH NORMAN BAKER, JR.

TO H. R. LANGLOIS

E 79993

IDENTIF. REFERENCE

AUG 1 8 36 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LEON SHARBER, ATTORNEY
HERMITAGE PROFESSIONAL MALL
HERMITAGE, TENNESSEE 37076

| | | | | | |
|---|---|---|---|---|---|
| AUG-1 78 | CONV | 35,000.00 | | | |
| AUG-1 78 S'TAX | | | B* | 91.00 | |
| AUG-1 78 PR'FEE | | | B* | .50 | |
| AUG-1 78 | W'DEED | | B* | 4.00 | * 95.50 |