This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5343 PAGE 800

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William H. Baker et ux	Molton, Allen & Williams, Inc.	Map 96-14
(NAME) 854 Allen Road	(NAME) P. O. Box 10025	Parcel 158
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tn. 37214	(STREET ADDRESS) Birmingham, Alabama 35202	
(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 William H. Baker and wife, Frances N. Baker and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

We, Charles E. Sexton, III and wife, Martin B. Sexton

have this day bargained and sold, and do hereby transfer and convey unto the said William H. Baker and wife, Frances N. Baker,

their *(successors), heirs and assigns,*
certain real estate in Davidson County, Tennessee, as follows:
Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Happy Acres Subdivision, of record in Book 2331, page 63, Register's Office for said County, described as follows:
Said Lot No. 12 fronts 100 feet on the northerly side of Allen Road and extends back between lines 183.7 feet on the easterly side and 190 feet on a broken line on the westerly side to a dead line in the rear on which it measures 76.3 feet.

Being the same property conveyed to Charles E. Sexton, III and wife, Martin B. Sexton, by deed from J. E. Abernathy and wife, Faye S. Abernathy of record in Book 4939, page 825, Register's Office for said County.

This conveyance is subject to an easement for public utilities, anchor easements, and building setback lines and conditions of Owner's Certificate of record in Book 2331, page 63, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 35,000.00
Subscribed and sworn to before me, this the 22 day of
19 78
Affiant
Notary Public
My commission expires 4/21/80
(Affix Seal)

This is unimproved ( ) improved (X) property, known as 854 Allen Road (House Number) Nashville, Tennessee 37214 (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
William H. Baker and wife, Frances N. 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.*

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

Witness our hand s *this* 22nd *day of* September, 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.*

X Charles E. Sexton, III
Charles E. Sexton, III

X Martin B. Sexton
Martin B. Sexton

VIRGINIA

STATE OF ~~TENNESSEE~~)
COUNTY OF)

BOOK 5343 PAGE 801

Personally appeared before me, Joyce L. Funkhouser, *a Notary Public in and for said County and State,* Charles E. Sexton, III and wife, Martin B. Sexton

*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 Suffolk, Virginia ~~Tennessee~~ *this* 22 *day of* Sept., 1978

Commission expires Sept. 13, 1980 Joyce L Funkhouser *Notary Public*

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

335190

WARRANTY DEED

FROM

Charles E. Sexton, III et ux

TO

William H. Baker et ux

SEP29 78	CONV	35,000.00			
SEP29 78	S'TAX		B*	91.00	
SEP29 78	PR'FEE		B*	.50	
SEP29 78	W'DEED		B*	4.00	* 95.50

E 9 1 3 1 3

IDENTIF. REFERENCE

Sep 29 8 08 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238