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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,420.00

James H. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF SEPT, 1978

Joe T. Bice
Notary Public

MY COMMISSION EXPIRES: 5/31/1981

(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY Nashville, Tn 37219
H. Stanley Allen, Jr. Attorney at Law, 21st Floor L&C Tower
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Baker, et ux (NAME)	James H. Baker, et ux (NAME)	Map 51-12
405 Bluegrass Avenue (STREET ADDRESS OR ROUTE NUMBER)	405 Bluegrass Avenue (STREET ADDRESS)	Par 85
Madison, Tenn 37115 (CITY) (STATE) (P. O. ZIP)	Madison, Tenn 37115 (CITY) (STATE) (ZIP)	11D 68080

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, James H. Hedgepath and wife, Ruth M. Hedgepath

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Baker and wife, Catherine 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, described as follows:

BEING the westerly part of Lot No. 22 on the plan of Montague Park as of record in Book 421, page 141, Register's Office for said County.

SAID part of Lot No. 22 fronts 80 feet on the northerly side of Blue Grass Avenue, and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet thereon.

BEING the same property conveyed to James H. Hedgepath and wife, Ruth M. Hedgepath, by deed from Ruth N. Baker, a widow in record in Book 5264, Page 110, Register's Office for said County.

This is unimproved ( ) improved (X) property, known as 405 Blue Grass Avenue (House Number) (Street) Madison, Tennessee 37115 (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 ~~25th~~ this SEPT 25th day of SEPT, 19 78

X James H. Hedgepath
James H. Hedgepath

X Ruth M. Hedgepath
Ruth M. Hedgepath

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Hedgepath and Ruth M. Hedgepath

the bargainor, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at NASHVILLE DAVIDSON, Tennessee, this 7th day of SEPT, 19 78

Commission expires 5/31/1981

Notary Public

STATE OF TENNESSEE
Davidson 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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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 James H. Hedgepath, et ux

TO James H. Baker, et ux

E 92494

IDENTIF. REFERENCE

OCT 5 9 24 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT-5 78	CONV	11,420.00			
OCT-5 78	S'TAX		B*	29.64	
OCT-5 78	PR'FEE		B*	.50	
OCT-5 78	W'DEED		B*	4.00	* 34.14