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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 $ 50,400.00

Clark R. G. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF November, 19 78.

Notary Public

MY COMMISSION EXPIRES: [illegible]
(AFFIX SEAL)

This Instrument Was Prepared By
DENNEY, LACKEY & CHERNAU
218 Third Avenue North
Nashville, Tennessee 37201

THIS INSTRUMENT WAS PREPARED BY

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clark R. G. Baker etux (NAME)	Fidelity Federal Savings & Loan (NAME)	103-6
708 710 Kendall Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	236 Ja
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Andrews Properties, Inc., and Nelson C. Andrews and wife, Sue Andrews

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Clark R. G. Baker and wife, Constance Tabern 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. 21 on the Plan of Brookside Courts, Addition No. 3, of record in Book 1835, page 107, said Register's Office.

Said Lot No. 21 fronts 85 feet on the easterly margin of Kendall Drive and extends back 127.3 feet on the southerly line and 170.2 feet on the northerly line, to a dead line in the rear, which measures 92 feet thereon.

Being part of the same property conveyed to Andrews Properties, Inc. by deed from Nelson C. Andrews and wife, Sue Andrews, as of record in Book 5350, page 119, as corrected in Book 5358, page 664, Register's Office for Davidson County, Tennessee.

Nelson C. Andrews and wife, Sue Andrews convey their interest in the easements conveyed to them from Edna Maxine Horton and Wanda N. Horton of record in Book 5273, page 781, said Register's Office, and from E. Townes Duncan and wife, Ellen M. Duncan, as of record in Book 5361, page 699, said Register's Office, to the grantees herein.

unimproved ( )
This is improved (X) property, known as 708 710 Kendall Drive Nashville
(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 appurtennnces, 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 30th day of November, 1978

Andrews Properties, Inc.
By: Nelson C. Andrews

Nelson C. Andrews

Sue Andrews

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 Nelson C. Andrews and wife, Sue Andrews

the bargainors, 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 day of 1978

Commission expires My Commission Expires April 17, 1982 Deborah J. Pruett
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Nelson C. Andrews and with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the President and respectively of the Andrews Properties, Inc. the within named bargainor, a corporation, and that (he) (they) as such President 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 Nelson C. Andrews as such President, and attesting the same by the said as such

Witness my hand and official seal at office at Nashville, Tennessee on this the 30th day of November, 1978

My commission expires Deborah J. Pruett
Notary Public

1134728-8

WARRANTY DEED

FROM Andrews Properties, Inc.

TO Clark R. G. Baker and wife, Constance Tabern Baker

F. 0 3 3 8 7

IDENTIF. REFERENCE

DEC 5 10 55 AM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

DEC-5 78	CONV	50,400.00		
DEC-5 78	S'TAX		B* 131.04	
DEC-5 78	PR'FEE		B* .50	
DEC-5 78	W'DEED		B* 4.00	* 135.54