BOOK 5440 PAGE 817 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 1979.

Notary Public

MY COMMISSION EXPIRES: (illegible)

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

James L. Bass (NAME) Attorney at Law Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr/Mrs Will Baker (NAME)	SAME (NAME)	MAP 107
Massman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 88
Nashville, Tenn 37217 (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, I, Ethel Taylor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Will Baker and wife, Dorothy 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:

Being part of designated Lot 1 on the Plan of Massman Heights, Section One, Revised, a plan of which is of record in Book 5210 Page 128, Register's Office for Davidson County, Tennessee, more particularly described as follows:

BEGINNING at an iron pin located on the south line of said property; same being located 97.37 feet southeasterly from an iron pin located in the east margin of Massman Drive; running thence North 15° 20' 03" West 146.35 feet to a point; thence North 74° 39' 57" East 75.00 feet to a point; thence South 15° 20' 03" East 163.21 feet to a point on the south line of said property; thence South 87° 20' 00" West 76.87 feet to the BEGINNING.

Being part of the property conveyed to Ethel Taylor by will of record in Will Book 117, Page 581, Probate Court for Davidson County, Tennessee, to which reference is here made.

Excluded, but included in this conveyance is 5,000 square feet easement as outlined on the said plan for use as a sanitary sewage soil absorption field. The easement herein granted shall terminate when public sewers become available.

Conveyance subject to Owners Certificate, Notations and easements as shown on the plan of record.

This is unimproved ( ) improved ( ) property, known as 912 (House Number) Massman Drive (Street) Nashville (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 6th day of February, 1979

Ethel Taylor

Ethel Taylor

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Ethel Taylor, unmarried

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of February 19 79

Commission expires April 18, 1982 Virginia Reavis
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 (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 ETHEL TAYLOR

TO WILL BAKER, ET. UX.

F. 3. 1. 2 4. 7.

IDENTIF. REFERENCE

MAY 25 12 25 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			1000.00- CO	
			2.60 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CASH	7.10-
5242	A	05/25/79	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 2 4 7

IDENTIF. REFERENCE

MAY 25 12 25 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686294