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FORM NO. WD-1

3465 07/1-91.80- CHECK

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,500.00

Margie L. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th. DAY OF June, 19 79

Theresa McElwee
Notary Public

MY COMMISSION EXPIRES: 10-28-81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Attorney 509 Stahlman Bldg., Nashville, Tenn. 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald W. Baker, et ux (NAME)	Home Federal S & L (NAME)	Map. 73-10
2524 McGinnis Dr. (STREET ADDRESS OR ROUTE NUMBER)	230 4th. Ave. No. (STREET ADDRESS)	Par. 28
Nashville, Tenn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	15DZ- 52742

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, MARGIE L. WILLIAMS, a single person and surviving tenant by the entirety

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DONALD W. BAKER AND WIFE, PAMELA D. 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. 60 on the Plan of Moss Rose Estates, of record in Book 4860, page 112, Register's Office for Davidson County, Tennessee.

Said Lot No. 60 fronts 80 feet on the southerly margin of McGinnis Drive and runs back 137.54 feet on the westerly line and 146.41 feet on the easterly line to a line on the rear on which it measures 80.49 feet thereon.

Being part of the same property conveyed to Walter B. Williams and wife, Margie L. Williams by deed from Home Federal Savings and Loan Association of Nashville as of record in Book 5128, page 56, Register's Office for Davidson County, Tennessee. The said Walter B. Williams having since died.

This conveyance is made subject to a Deed of Trust as of record in Book 5128, page 96, said Register's Office securing Home Federal Savings & Loan Association of Nashville as corrected by instrument of correction as of record in Book 5324, page 765, Register's Office for Davidson County, Tennessee, the Grantees herein assume and agree to pay the indebtedness secured thereby. The 1979 Metro property taxes are assumed by the Grantees. This conveyance is also subject to certain minimum building setback lines, easements, and Notes as appear on the Plan as they appear on the Plan of record in Book 4860, page 112, said Register's Office. The Grantor transfers to the Grantees her interest in and to the escrow account at Home Federal in connection with the loan assumed.
This conveyance is also made subject to Restrictive Covenants of record in Book 5039, page 359; Book 5138, page 645, and Book 5311, page 345, said Register's Office.

This is unimproved ( ) improved (X) property, known as 2524 McGinnis Drive, Nashville, Tennessee, 37216
(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 my hand this 29th. day of June, 19 79

Margie L. Williams

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 Margie L. Williams

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 29th day of June, 1979.

Commission expires 10-18-81

Theresa McGuire
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENN.

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

Margie L. Williams

TO

Donald W. Baker and wife,

Pamela D. Baker

F. 37766

IDENTIF. REFERENCE

JUN 29 4 17 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

RECEIVED OF _____

FOR _____

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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
			3'50[illegible].00- CO	
			87.10 CO TX	
			.50 PRFE	
			4.00 NOTES	
			CHECK	91.60-
			3465A06/29/79 TAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3 7 7. 6 6.

IDENTIF. REFERENCE

JUN 29 4 17 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 694284