3699 02/21 44.72- CHECK

FORM NO. WD-1

BOOK 5568 PAGE 282

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,677.67 Affiant Joy M. Baker

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF February, 19 80

Janice McFleet
Notary Public

MY COMMISSION EXPIRES: 7/16/81

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TITLE ESCROW, INC. (NAME) 311 Plus Park Blvd, Nashville, Tennessee (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joy M. Baker (NAME)	Dept. of Housing & Urban Dev. (NAME)	61-23.02
527 Ben Allen Road (STREET ADDRESS OR ROUTE NUMBER)	Single Family Loan Management Br. Suite 1600 - One Commerce Place (STREET ADDRESS)	12DZ-8905
Nashville, Tn. 37216 (CITY) (STATE) (P. O. ZIP)	Nashville, Tn. 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, Betty A. Chandler, now Brown and husband, Charles L. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joy M. 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, in the 12th Civil District described according to a survey made by Stephen A. Draper, dated May 24, 1962, as follows:

BEGINNING in the easterly margin of Ben Allen Road 1037 feet from the corner of Lot 246 in Maplewood Heights, Book 547, page 103, said Register's Office, running thence with said margin northerly 41 feet thence N. 67 deg. 25 min. E. 403 feet to Nickins line; thence S. 18 deg. 30 min. E 41 feet; thence southwesterly, 400 feet to the beginning.

BEING the same property conveyed to Betty A. Chandler by deed from Associated Capital Corporation of record in Book 5045, page 670, Register's Office for Davidson County, Tennessee. The said Betty A. Chandler having since married and is now Betty A. Chandler Brown. Charles L. Brown joins in this conveyance granting whatever marital rights he may have.

GRANTEE herein assumes the mortgage payable of record in Book 5045, page 672, said Register's Office and Book 5122, page 356, said Register's Office. Escrow Account to be transferred to Grantee.

This is ( ) unimproved (XX) improved property, known as 527 Ben Allen Road (House Number) (Street) Nashville, Tn. 37216 (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 our hand s this 21st day of ~~December~~ January, 19 ~~79~~ 80

Betty A. Brown
Betty A. Chandler Brown

Charles L. Brown
Charles L. Brown

California
STATE OF ~~TENNESSEE~~
~~Davidson~~ County
San Bernardino

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Personally appeared before me, the undersigned ~~[illegible]~~, a Notary Public in and for said County and State, the within named Betty A. (Chandler) Brown and Charles A. Brown

the 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 MCAGCC 29 PALMS, California this 21st day of ~~December~~ JANUARY, 19~~79~~ 80

Commission expires March 1980

J. B. QUIGLEY
330 44 2483, Capt, USMCR
Judge Advocate
By Authority of Secretary of the Navy

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

F 77237

WARRANTY DEED

FROM

Betty A. Chandler Brown

and husband, Charles A. Brown

TO

Joy M. Baker

IDENTIF. REFERENCE

FEB 21 10 32 AM '80

FELIX ZANDER II REGISTER
DAVIDSON COUNTY, TENN.

File Box 24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5588 PAGE 284

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			14677.67- CO	
			38.22 CO TX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK	44.72-
3695A02/21/80			24L	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 7 7 2 3 7

IDENTIF. REFERENCE

FEB 21 10 32 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 742974