THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 New Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

3783 BOOK 5654 PAGE 291

ADDRESS/NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T. DAVID BAKER (NAME:)	SAME (NAME:)	Map 2 Par 24.1
313 Valleyview Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
White House, Tennessee 37188 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of -------TEN AND NO/100----------
----------($10.00)---------- *DOLLARS*
cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, including the assumption by the Grantee of the balance due and owing under a certain Note and Deed of Trust of record in Book 4619, Page 124, Register's Office for Davidson County, Tennessee,

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.
SEP 22 2 38 PM '00
IDENTIF. REFERENCE
608977

FRANCES N. BAKER, hereinafter referred to as the Grantor, *have bargained and sold, and by these presents do transfer and convey unto the said* T. DAVID BAKER, hereinafter referred to as the Grantee, his ..... *heirs and assigns, a certain tract or parcel of land in* Davidson *County, State of Tennessee, described as follows, to-wit:*

Two small tracts, both tracts being a portion of the said property conveyed to Eli M. Gammon, et ux, by deed from David Lassiter, of record in Book 1977, Page 478, R.O.D.C., Tenn.

FIRST TRACT: Being in the 10th Civil District of said County, on East End Road (near Ridgetop) and being Lot No. 2 of an unrecorded plan of E. M. Gammon et ux land, surveyed by C. J. Carney on Sept. 11, 1962, BEGINNING at a point in the center of East End Road, running south 69 deg. east 55 feet to a point; thence south 84 deg. 15' East continuing with the center of said road 115 feet; thence north 192 feet; thence west 168 feet; thence south 162 feet to the point of beginning.

SECOND TRACT: Being in the 10th Civil District of said County, on East End Road (near Ridgetop), and being Lot No. 3 of an unrecorded plan of E. M. Gammon, et ux land, surveyed by C. J. Carney, on Sept. 11, 1962, BEGINNING at a point in the center of East End Road, running south 84 deg. 15' East 15 feet to a point; thence North 74 deg. 45' East 167 feet to Crawford's line; thence due north 150 feet to an oak stump; thence due west 176 feet to a corner Lot No. 2; thence due south 192 feet to the point of beginning.

BEING the same property conveyed to Basil B. Baker and wife, Frances N. Baker, by deed from J. C. Garrett, Jr., Trustee, of record in Book _____, Page _____, Register's Office for Davidson County, Tennessee, and the said Basil B. Baker and wife, Frances N. Baker, having thereafter divorced on January 7, 1974, by Decree of the Fifth Circuit Court for Davidson County, Tennessee, recorded in Book 4789, Page 687, Register's Office for Davidson County, Tennessee, the said property was divested out of the name of Basil B. Baker and vested in the name of

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
Subscribed and sworn to before me, this the 18th day of September 1980
My commission expires: 10-15-83 (Affix Seal)

The actual consideration or value whichever is greater, for this transfer is $ 11,500.00
T. David Baker
Affiant
Sue Finlayson
Notary Public

Frances N. Baker, to be hers absolutely; and the said Frances N. Baker thereafter became married to and divorced from Lyman Leroy Lassiter with no change in ownership or title to the said property and under the provisions of the Final Decree from the Fourth Circuit Court for Davidson County, Tennessee, entered on November 9, 1979, Frances Nora Riley Baker Lassiter was restored to the use of her former married name, Frances N. Baker; and title to the said property is now vested in the name of Frances N. Baker, in fee simple.

Frances Nora Riley Baker Lassiter is one and the same person as Frances Nora Riley Baker, Frances Nora Riley and Frances N. Baker.

And, the hereinabove described property having heretofore been pledged as security for a mortgage loan to Carolyn Gammon as evidenced by a Note dated Aug. 10, 1978, in the original principal amount of Four Thousand Dollars ($4,000) executed by Carolyn A. Gammon and co-signed by Frances N. Baker Lassiter as reflected in a Deed of Trust of record in Book 5326, Page 393, from Frances N. Baker Lassiter and husband, Lyman Lassiter, to G. G. Garrett, Jr., Trustee, for the Bank of Goodlettsville to secure said indebtedness, Grantee joins in this conveyance to affirm his assumption of the Deed of Trust and mortgage indebtedness of the first mortgage in favor of the Bank of Goodlettsville as reflected by Deed of Trust of record in Book 4619, Page 124, Register's Office for Davidson County, Tennessee, and further, Grantee agrees that the said property shall remain as security for the indebtedness owing to the Bank of Goodlettsville by Carolyn A. Gammon under the said Deed of Trust of record in Book 5326, Page 393, Register's Office for Davidson County, Tennessee, and Grantee agrees to abide by all of the terms, provisions and conditions contained therein including the right of foreclosure by the Bank of Goodlettsville in the event said indebtedness becomes at any time in default. Notwithstanding, Grantee does not agree to be or become otherwise bound to satisfy the said indebtedness of Carolyn A. Gammon; and, in the event of a default by Carolyn A. Gammon under the said Note dated August 10, 1978, Grantor agrees to immediately pay the balance of the said indebtedness and to hold the Grantee harmless from same.

This is unimproved ( ) improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, *his heirs and assigns, forever.*

And I *do covenant with the said* Grantee, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I ***do further covenant and bind*** myself, my ***heirs and representatives, to warrant and forever defend the title to the said land to the said*** Grantee, ***his heirs and assigns against the lawful claims of all persons whomsoever. Witness*** my ***hand this*** 18th ***day of*** September, ***19*** 80, ***the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.***

Frances N. Baker
FRANCES N. BAKER

T. David Baker
T. DAVID BAKER

EXEMPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES N. BAKER and T. David Baker

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 Goodlettsville, Tennessee, this 18th day of September, 1980.

Sue Harris Notary Public.

Commission Expires 10-15-83

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

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 ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by .....self as .....

Witness my hand and seal, at office in ....., this .....day of ....., 19.....

.....
Notary Public

Commission Expires .....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5654 PAGE 294

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			11500.00- CO	
			29.90 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	39.40-
3783A09/22/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G089777

IDENTIF. REFERENCE

SEP 22 2 38 PM '80

FELIX Z. WILSON
REGISTER
DAVIDSON COUNTY, TENN.

No. 781594