This instrument prepared by Milton W. Smith, Jr.
2400 Crestmoor Road, Nashville, TN 37215

WARRANTY DEED

BOOK 5674 PAGE 884

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Michael J. Kurzendoerfer	Molton, Allen & Williams, Inc.	Map 148-12
(NAME)	(NAME)	
4619 Artelia Drive	P.O. Box 10025	Parcel 201
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Birmingham, Ala 35202	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100

- ($10.00) - *Dollars,*

Cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, including the assumption by the Grantees of the unpaid balance of that deed of trust executed by Jerry W. Baker and wife, Pamela W. Baker, to Molton, Allen and Williams, Inc., of record in Book 5308, page 166, Register's Office for Davidson County, in the original principal amount of $38,050, which unpaid balance Grantees assume and promise to pay according to the terms therein,

Jerry W. Baker and wife, Pamela W. Baker, hereinafter called Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said Michael J. Kurzendoerfer and wife, Jane E. Kurzendoerfer, hereinafter called Grantees, their ~~XXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 18 on the Plan of Hazelwood, Section 12, of record in Book 4300, page 143, Register's Office for said county.

Said Lot No. 18 fronts 60.79 feet on the westerly margin of Artelia Drive and runs back between lines 164.62 feet on the northerly line and 189.78 feet on the southerly line to a dead line in the rear measuring 89.17 feet thereon.

Being the same property conveyed to the Grantors by deed from Stephen C. Lund, unmarried, of record in Book 5308, page 164, said Register's Office.

This conveyance is subject to the restrictions and plan of record.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 49,900.00

Subscribed and sworn to before me, this the 4th day of November 1980

My commission expires: Jan 22, 1984 (Affix Seal)

Affiant

Notary Public

This is unimproved ( ) improved (X) property, known as 4619 Artelia Drive, (House Number) (Street) Antioch, P. O. Address: TN 37013 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their ~~XXXXXX~~, *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Grantees, their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand S this* 4th *day of* November, 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.*

Jerry W. Baker

Jerry W. Baker

Pamela W. Baker

Pamela W. Baker

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Jerry W. Baker and wife, Pamela W. Baker *the within named 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 Nashville *Tennessee, this* 6th *day of* November, *19* 80

Commission expires Jan 22, 1984 *Notary Public*

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 .....

2970 11/28 136.24- CHECK

WARRANTY DEED

FROM

TO

G 1 6 2 7 3

IDENTIF. REFERENCE

Nov 6 1 18 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Colonial Title Company
2400 Crestmoor Road
NASHVILLE, TENNESSEE 37215

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5674 PAGE 886

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
			49.00-	CO
			129.74	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	136.24-
29704	11/06/80	BAL		.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.6273

T
IDENTIF. REFERENCE

Nov 6 1 18 PM '80

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 790478