This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 5681 PAGE 840

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James T. Baker, Jr.	Home Federal Savings & Loan Assn.	156-60
(NAME)	(NAME)	
820 Overton Lane	4th Avenue North	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN. 37220	Nashville, Tennessee	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by James T. Baker, Jr. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said James T. Baker, Jr. has assumed and agrees to pay the unpaid balance of an original indebtedness in the amount of $32,400.00, secured by deed of trust of record in Book 4803, page 923, Register's Office for Davidson County, Tennessee,

We, Verne E. Allen and wife, Patricia B. Allen

have this day bargained and sold, and do hereby transfer and convey unto the said James T. Baker, Jr.

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being Lot No. 18, Harpeth Heights, Section 5, not of record, described according to a survey made by Hal R. Swann, Jr., Surveyor, October 26, 1963, and revised June 21, 1965.

Lot No. 18 is described as follows: Beginning on the southerly margin of Highway 100 at a point 146 feet east of the northeast corner of the property conveyed to Alvin W. Terrel & Son, Inc., by deed from E. U. Buchi and wife, of record in Book 3882, page 487, Register's Office for said County; thence southerly 300 feet; thence easterly 146 feet; thence northerly 300 feet to the southerly margin of Highway 100; thence with the same westerly 146 feet to the beginning.

Being the same property conveyed to Verne E. Allen and wife, Patricia B. Allen by deed from Don C. Hendricks and wife, Marian E. Hendricks, of record in Book 4803, page 921, Register's Office for said County.

This conveyance is subject to an easement for lawn maintenance and driveway purposes of record in Book 5674, page 635, Register's Office for said County; and restrictive covenants of record in Book 3951, page 13, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 69,000.00

Subscribed and sworn to before me, this the 21st day of November 19 80

Affiant

My commission expires: 4/8/84 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 7933 Highway 100, Nashville, Tennessee 37221
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), 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, except for 1980 taxes which are prorated and assumed by the purchasers.

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 (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 hands this 21st *day of* November, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Verne E. Allen

Patricia B. Allen

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Verne E. Allen and wife, Patricia B. Allen

the within named 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 Nashville, *Tennessee, this* 21st *day of* November, 1980

Commission expires 4/8/84

Mary Ensey *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 .....

11/24 185.90- CHELK

WARRANTY DEED

FROM
Verne E. Allen and wife,
Patricia B. Allen

TO

James T. Baker, Jr.

G 1.8.7.8 7

IDENTIF. REFERENCE

Nov 24 10 40 AM '80

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG 2/23/82
NASHVILLE, TENN. 37201

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5681 PAGE 842

RECEIVED OF _____

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
			69000.00- CO	
			179.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 135.90-	
6201	A	11/24/80	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 1.8.7.8.7

T
IDENTIF. REFERENCE

NOV 24 10 40 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 793599