ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
BILLIE C. RANKINS	SAME	81-12-124
(NAME)	(NAME)	
702 Vanderhorst Drive		2W-14210
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37207		
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5748 PAGE 869

For and in consideration of the sum of ----------Ten and no/100 ($10.00)----------
---------- DOLLARS

cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I,

BRENDA PATRICIA BAKER, devisee under the Will of Fannie Ozella Baker, and unmarried,

hereinafter called the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said BILLIE C. RANKINS

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 282 on the Plan of McGavock's Town, North Nashville, as of record in Book 21, page 23, Register's Office for said County.

Said Lot No. 282 fronts 50 feet on the southerly margin of Tenth Avenue North, formerly Polk Street, and extends back between parallel lines 150.0 feet to an alley in the rear.

Being all the same property conveyed to Fannie Ozella Baker by deed from James G. Fielder and wife, Bernice Fielder of record in Book 3346, page 6, Register's Office for Davidson County, Tennessee; the said Fannie Ozella Baker, unmarried, having since died testate on January 27, 1976, and by will of record in Will Book 116, page 015, Probate Clerk's Office for Davidson County (Rule # 62474), said property was devised to Brenda Patricia Baker in fee.

This conveyance is subject to 1981 property taxes which are being prorated and which the Grantee assumes in full.

~~XXXXXXXXXXXX~~
This is improved (XX) property, known as 1633 Tenth Avenue North, Nashville, TN 37208
(House Number) (Street)
(P. O. Address) (City or Town) (Zip Code)

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.

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 22nd day of May, 19 81

BRENDA PATRICIA BAKER

BOOK 5748 PAGE 870

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named BRENDA PATRICIA BAKER

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 22nd day of May, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 6,350.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Priscilla C. Rankin

Sworn to and subscribed before me this 22nd day of May, 19 81.

My commission expires 10-21-84 Notary Public Marbut Glenn Gaston

This instrument was prepared by:

Name	Address
Marbut Glenn Gaston, Jr., Attorney at Law	2211 Crestmoor Road, Nashville, TN 37215

RUSH

WARRANTY DEED

FROM BRENDA PATRICIA BAKER

TO PRISCILLA C. RANKIN

G 4.31.62

IDENTIF. REFERENCE

MAY 26 10 54 AM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
511 4th Avenue, North
NASHVILLE, TENNESSEE 37219

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5748 PAGE 871

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
			6550.00- CO	
			10.38 CO TX.	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	22.34-
7416AL5/28/81 RAL				.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.4.3162

IDENTIF. REFERENCE

MAY 26 10 54 AM '81

FELIX Z. WILSON, II
DAVIDSON COUNTY

No. 823640