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This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

J. W. HUNT, a life estate

TO

JAMES O. BAKER and WILLIAM L. CHARLTON, JR.

For draftsman's use

This Instrument Was Prepared By

MORRIS LEVINE, Attorney-at-Law
1119 Stahlman Bldg., Nashville, Tenn.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Baker, et al (NAME)	Same (NAME)	Map 71-16
Rt. 8, Box 319 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	188-h
Murfreesboro, TN 37130 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 2,500.00 J. W. Hunt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF June, 1984.

Trina R. Scarpetta
Notary Public

MY COMMISSION EXPIRES: 8-4-87

(AFFIX SEAL)

For and in Consideration of the sum of Two Thousand Five Hundred ($2,500.00) ------- DOLLARS

cash in hand paid by James O. Baker and William L. Charlton, Jr., the receipt of all of which is by me acknowledged,

I, J. W. HUNT, have bargained and sold, and by these presents do transfer and convey unto the said James O. Baker and William L. Charlton, Jr., their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lots Nos. 87 and 88 on the Plan of Oakwood Park, as of record in Book 421, page 12, Register's Office for Davidson County, Tennessee.

SAID Lots Nos. 87 and 88 front together 60 feet on the easterly side of North Fifth Street and runs back between parallel lines with the northerly margin of Richardson Avenue, 165 feet to an alley.

BEING the same property conveyed to Mrs. Myrtle Hunt by deed from H. D. Hughes and wife, Margaret Hughes, of record in Book 2537, page _____, Register's Office for Davidson County, Tennessee; the said Mrs. Myrtle Hunt having since died and leaving a life estate in said property to J. W. Hunt, of record in Will Book 73, Page 271, Probate Court for Davidson County, Tennessee; and, the grantees, James O. Baker and William L. Charlton, Jr., being the surviving heirs as designated in said Last Will and Testament of the late Mrs. Myrtle Hunt.

Leona S. Hunt, the wife of the said J. W. Hunt, joins in this instrument for the purpose of conveying any interest she might have in said property.

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This is unimproved ( ) improved (X) property, known as 1201 - North Fifth Street, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James O. Baker and William L. Charlton, Jr., their heirs and assigns, forever.

And I do covenant with the said James O. Baker and William L. Charlton, Jr. 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 except as appears of record.

And I, J. W. Hunt, do further covenant and bind myself and my heirs and representatives, to warrant and forever defend the title to the said land to the said James O. Baker and William L. Charlton, Jr., their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 12th day of June, 19 81

J W Hunt
Leona S. Hunt

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Trina R. Scarpetti, a Notary Public in and for said County and State, the within named J. W. Hunt and wife, Leona S. Hunt,

the bargainor, 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, Davidson County, Tennessee, this 12th day of June, 1981.

Trina R. Scarpetti, Notary Public.

Commission expires 8-11-81

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 .

RUSH

IDENTIF. REFERENCE

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
JUN 17 2 31 PM '81

46653

06/17 13.00 CHECK

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