This Deed Prepared By:
Friedman & Mossman, Attorneys
325 Plus Park Blvd.
Nashville, TN 37217

BOOK 5761 PAGE 929

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

JOHN L. BAKER, ET UX

TO

MICHAEL F. VENTOLA, ET UX

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MICHAEL F. VENTOLA, ET UX (NAME)	SECURITY FEDERAL SAVINGS & LOAN (NAME)	83-9-474
104 South 16th Street (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 15917 (STREET ADDRESS)	23W-14325
Nashville, Tennessee 37206 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37215 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

T
IDENTIF. REFERENCE
Jan 25 12 49 PM '81
FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

64802 3

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 55,000.00 Michael F Ventola
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th DAY OF June, 19 81.

Wanda Carter
Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

For and in Consideration of the sum of ----------$10----------

Ten and 00/100---------- DOLLARS

Cash in hand paid and other good and valuable consideration receipt of which is hereby acknowledged, including the assumption of a balance due on a note secured by deed of trust of record in Book 5659, page 58, Register's Office for Davidson County, Tennessee, executed by John L. Baker and wife, Bonnie U. Baker to Everett A. Covington, Jr., Trustee, dated September 25, 1980, to secure Security Federal Savings & Loan Association on a note in the original amount of $35,664.00, payable as therein specified.

, John L. Baker and wife, have bargained and sold, and by these presents do transfer and convey unto the said
nnie U. Baker
Michael F. Ventola and wife, Betty R. Ventola
their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 13 and part of the easterly 25 feet of Lot No. 10 on the Map of Lindsley Park Addition, as of record in Book 547, page 76, Register's Office for said County.

Beginning at a point in the westerly margin of South 16th Street, said point being the common corner of Lots Nos. 12 and 13 on said plan; thence along the line between the Lots 12 and 13 in a westerly direction, 150 feet to a point in the east boundary line of Lot No. 10, thence in a northerly direction along the line between lots 10, 11 and 12, 107 feet, more or less to the southerly line of an alley; thence along the said line of said alley in a westerly direction, 25 feet to a point; thence in a southerly direction 208 feet, more or less, to a point in the northerly line of Lot no. 17; thence in an easterly direction along the northerly line of Lot No. 17 25 feet to a point in the westerly line of Lot No. 16; thence in a northerly direction along the westerly line of Lot No. 16, 38 feet more or less to the northwest corner of Lot No. 16; thence continuing in the same direction with the westerly terminus of a 10 foot alley, 10 feet to a point at the southwest corner of Lot No. 13; thence in an easterly direction along the southerly line of lot No. 13 and the northerly line of said alley a distance of 150 feet to the westerly margin of South 16th Street; thence along the said margin of said street, a distance of 53 feet to the point of beginning.

Being the same property conveyed to John L. Baker and wife, Bonnie U. Baker as tenants by the entirety by deed from Harold D. Coe and wife, Inez D. Coe of record in Book 5636, page 509, Register's Office for Davidson County, Tennessee.

Taxes for 1981 have been prorated and assumed by Grantees.

BOOK 5761 PAGE 930

WD-2

This is { unimproved / improved (X) } property, known as 104 South 16th Street, Nashville, Tenn.
(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 Michael F. Ventola and wife, Betty R. Ventola their heirs and assigns, forever.

And We do covenant with the said Michael F. Ventola and wife, Betty R. Ventola 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. Except Deed of Trust Assumed Above

And We, John L. Baker and wife, Bonnie U. Baker do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Michael F. Ventola and wife, Betty R. Ventola their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand S this 19th day of June, 19 81

John L. Baker by Belle Harris Attorney in Fact
JOHN L. BAKER
By: Belle Harris, Attorney in fact

Bonnie U. Baker by Belle Harris Attorney in Fact
BONNIE U. BAKER
By: Belle Harris, Attorney in fact

STATE OF TENNESSEE (

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of June, 1981, before me personally appeared, Belle Harris, to me known to be the person who executed the foregoing instrument in behalf of John L. Baker and Bonnie U. Baker and acknowledged that she executed the same as their free act and deed of the said John L. Baker and Bonnie U. Baker.

Wanda Carter
NOTARY PUBLIC

My Commission Expires: 4-17-83

~~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 singing 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

BOOK 5761 PAGE 931

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
			55000.00- CO	
			143.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	149.50-
3384	A	06/25/81	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. 4. 8. 0. 2. 3

IDENTIF. REFERENCE T

JUN 25 12 49 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 829417