THIS INSTRUMENT WAS PREPARED BY KENNETH M. BALLEW, ATTORNEY AT LAW, 333 GALLATIN ROAD, SUITE 9, MADISON, TN. 37115

WARRANTY DEED

BOOK 5787 PAGE 589

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. W. HATCHELL ET UX	FIDELITY FEDERAL S. & L. ASSOCIATION	90-12-354
(NAME) 431 AMERICAN RD	(NAME)	8DA-20405
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37209	(STREET ADDRESS)	
(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 the grantee hereinafter named, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of an indebtedness payable to Fidelity Federal Savings & Loan Association; and secured by a deed of trust executed by Robert L. Kendall and wife, Rita Kendall, of record in Book 4472, page 476, Register's Office for Davidson County, Tennessee; which said unpaid balance the said grantee hereby agrees to assume and promises to pay;

We, LARRY C. BAKER AND WIFE, ANN M. BAKER, hereinafter called the grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said J. W. HATCHELL AND WIFE, LOU H. HATCHELL

the Grantees herein, their (~~XXXXXX~~) heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being part of Lot No. 5 on the Resubdivision of B. F. Cockrill Farm, as of record in Plat Book 421, page 21, Register's Office for said County, described as follows:

BEGINNING at an iron pin in the south margin of Robertson Avenue, the same being 95 feet west of the west margin of Croley Drive; thence south 6° west 110 feet to an iron pin; thence south 80° 56' east 95 feet to an iron pin in the west margin of Croley Drive; thence with said Croley Drive north 6° east 90 feet to the beginning of a curve having a radius of 20 feet; thence around said curve to the left 30.5 feet to an iron pin in the south margin of Robertson Avenue; thence with said Robertson Avenue north 80° 56' west 75 feet to the point of beginning.

BEING the same property conveyed to LARRY C. BAKER, by deed from ROBERT L. KENDALL AND WIFE, RITA M. KENDALL, of record in Book 5131, page 304, said Register's Office.

KENNETH M. BALLEW NOTARY PUBLIC DAVIDSON CO.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 25 day of August 19 81

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

unimproved ( )
This is improved ( ) property, known as ..... (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 ~~XXXXXXX~~ 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.

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 25 *day of* August *19* 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Larry C. Baker (Larry C. Baker)

Ann M. Baker (Ann M. Baker)

Oct 26 100.50- CHECK

4695

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5787 PAGE 590

Personally appeared before me, the undersigned *, a Notary Public in and for said County and State,* Larry C. Baker and wife, Ann M. 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 *this* 25 *day of* August *, 19* 81

Commission expires 10-18-81

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 .....

WARRANTY DEED

FROM

LARRY C. BAKER ET UX,

TO

J. W. HATCHELL ET UX

G 57243

IDENTIF. REFERENCE

AUG 26 8 45 AM '81

FELIX Z. ROBINSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO

Compliments of

Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115

Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5787 PAGE 591

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
			70000.00- CO	
			182.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	189.50-
4695A	08/26/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 57243

IDENTIF. REFERENCE

AUG 26 8 45 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 840313