ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Randall A. Baker (NAME)	Guaranty Mortgage Company (NAME)	148-7-64
119 Denise Drive (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 2749 (STREET ADDRESS)	
Nashville, Tennessee 37013 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 5796 PAGE 254

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS

Cash in hand paid by the hereinafter named grantees and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption of a certain deed of trust of record in Book 4323, page 15, Register's Office for Davidson County, Tennessee, to secure to Guaranty Mortgage Company, the principal original amount of $16,300.00, payable as therein specified.

RICHARD G. SADLER AND WIFE, MARTHA D. SADLER, have bargained and sold, and by these presents do transfer and convey unto the said RANDALL A. BAKER AND WIFE, AMY S. BAKER

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

Being Lot No. 819 on the Plan of Cherokee Hills, Section VIII, of record in Book 3700, page 154, Register's Office for said county.

Said Lot No. 819 fronts 70.0 feet on the southeasterly side of Denise Drive and extends back 200.0 feet on the westerly line and 178.1 feet on the easterly line to a line in the rear, which is a broken line, on which it measures 84.6 feet.

Being the same property conveyed to Richard G. Sadler and wife, Martha D. Sadler by deed from Van Dale Tomlinson and wife, Barbara Sue Tomlinson, of record in Book 4701, page 273, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and plats of record, as of record in the Register's Office for said County.

unimproved ( )
This is improved (X) property, known as 119 Denise Drive, (House Number) (Street)
Nashville, Tennessee 37013
(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 15th day of September, 1981.

Richard G. Sadler
RICHARD G. SADLER

Martha D. Sadler
MARTHA D. SADLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5796 PAGE 255

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard G. Sadler and wife, Martha D. Sadler

the 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 15th day of September, 19 81.

My commission expires 7/21/84 Notary Public

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 $ 48,337.49 ~~48,500.00~~
This is equal to or greater than the property would bring at a fair and voluntary sale.

Amy S. Baker

Sworn to and subscribed before me this 15th day of September, 1981.

My commission expires 7/21/84 Notary Public

This instrument was prepared by:

Rick M. Johnson, Suite 200, 430 Third Ave. No., Nashville, Tennessee 37201

Name Address

WARRANTY DEED

FROM Richard G. Sadler and wife Martha D. Sadler

TO Randall A. Baker and wife, Amy S. Baker

360479

IDENTIFICATION REFERENCE

SEP 18 9 35 AM '81

REGISTER DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

PREPARED BY:

RICK M. JOHNSON, ATTY.
SUITE 200, 430 THIRD AVE. NO.
NASHVILLE, TENNESSEE 37201
244-1598

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5796 PAGE 256

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
			483.42- CO	
			189.58 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 132.08-	
8725A	09/18/81		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

60479

IDENTIF. REFERENCE

SEP 18 9 35 AM '81

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 844194