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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 34,500.00

Fred Baker Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 1982.

Notary Public

MY COMMISSION EXPIRES: 1-23-84
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
James A. Carney, Attorney — Stahlman Bldg, Nashville, Tenn. 37201
NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Baker, Jr. et ux (NAME)	Engel Mortgage Company, Inc. (NAME)	Map 3-3
2302 Carter St. (STREET ADDRESS OR ROUTE NUMBER)	P O Box 847 (STREET ADDRESS)	Par 278
Nashville Tn. (CITY) (STATE) (P. O. ZIP)	Birmingham, Alabama 35201 (CITY) (STATE) (ZIP)	15DA 39104

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William L Abrams and wife, Glenna F. Abrams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Baker, Jr. and wife, Ruby C. Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being part of Lot No. 52 on the original plan of Brownsville, as of record in Book 21, Page 9, Register's Office for Davidson County, Tennessee, described as follows:
BEGINNING at a point in the center of Carter Street, at the Northeast corner of a part of Lot No. 52, conveyed to Ira Lanier and wife, by deed from H. P. Nolen and wife, of record in Book 1195, Page 234, Register's Office Davidson County, Tennessee; thence with the Eastern boundary line of said Lanier property, southwardly 315.65 feet, more or less to a point; thence Eastwardly 50 feet to a point; thence Northwardly 315.65 feet, more or less, to a point in the center of said Carter Street; thence with the center of said Carter Street Westwardly 50 feet to the point of beginning, said description containing all of the property conveyed to Louise H. Lazenby, by Install-Deed from Annie E. Louise et al, of record in Book 1469, Page 428; but NOT including the property conveyed to Cecil Ramsey and wife, by deed from Russell G. Lazenby, Sr., of record in Book 4547, Page 163, Register's Office for Davidson County, Tennessee.
BEING the same property conveyed to William L. Abrams and wife, Glenna F. Abrams, by deed from J. T. Murphree and wife, Winifred Murphree, of record in Book 5765, Page 81, Register's Office for Davidson County, Tennessee.
Buyers assume realty taxes commencing January 1 1982.

Buyers assume and agree to pay the balance due on a first mortgage note secured by a Deed of Trust, of record in Book 5113, Page 861, Register's Office for Davidson County, Tennessee, held by Engel Mortgage Company, Inc. or assigns. All sums of money held in escrow by Engel Mortgage Company, Inc., and including the prepaid insurance coverage now in force , is herewith transferred to buyers without additional charge.

unimproved ( )
This is improved (X) property, known as 2302 (House Number) Carter Street (Street) Nashville, Tenn. 37206 (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 23rd day of February, 1982

Glenna F. Abrams
GLENNA F. ABRAMS

William L. Abrams
WILLIAM L. ABRAMS

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named William L Abrams and Glenna F. Abrams

the 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, Tennessee, this 23rd day of February, 19 82

Commission expires 7-21-84

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) (themselves) (himself) acknowledged to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
William L. Abrams et al

TO
Fred Baker, Jr. et al

G 8 0 7 4 9

IDENTIF. REFERENCE

FEB 23 3 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

3891 02/23 96.20- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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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

34500.00- CO
69.70 CO TX
.50 PRFEE
3.00 MOFEE
CHECK 95.20-
3891A02/23/88 TKL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.80749
5
Quality Mtg.
2.53.82.3300 P.M.
Fred & Wilson #
Mtg
Clerk & Master

No. 868371