FILE BOX 3

This instrument was prepared by: Edward Seddon, Attorney , , .295 Plus Park Blvd.
Suite J
Nashville, TN 3721

Mail Tax Statements To:

James E. Burdette and wife,
Agnes June Burdette
612 North Graycroft Avenue
Madison, TN 37115

Property Address:

Mr. and Mrs. Donald W. Baker
2112 Pinewood Drive
Nashville, TN 37216

BOOK 5888 PAGE 162

James E. Burdette, ET UX

TO: CASH WARRANTY DEED

Donald W. Baker, ET UX

Map 72-12

Parcel 85

Field Book No. 15 DZ - 55490

FOR A CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, James E. Burdette and wife, Agnes June Burdette, as Grantors have bargained and sold and do transfer and convey unto the Grantees, Donald W. Baker and wife, Pamela F. Baker as tenants by the entirety, their heirs and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, to-wit:

Being Lot 40, on the Map of Dalewood Subdivision Section I, Plan of record in Book 1424 page 108 Register's Office said County. Said Lot Number 40, fronts 90 feet on the westerly side of Pinewood Road and runs back between parallel lines 132 feet to a dead line.

Being the same property conveyed to Grantors by Deed of record in Book 4578, Page 394 Register's Office said County.

Property is subject to any and all restrictive covenants, easements and setback lines of public record and as set out per plan of record in Book 1424, Page 108 Register's Office said County.

Property is subject to a Mortgage Deed of Trust securing Dobson and Johnson of record in Book 4578, Page 396 Register's Office said County for which Grantee is not responsible for the unpaid balance.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the Grantees, Donald W. Baker and wife, Pamela F. Baker, as tenants by the entirety, their heirs and assigns forever.

SUBJECT to all terms, matters and conditions shown by the aforementioned plat of record, if any, and subject to the aforementioned restrictive covenants, if any, THE GRANTORS COVENANT that they are lawfully seized and possessed of said real estate; that they have a good and lawful right to convey the same; that it is unencumbered; and, that they will forever warrant and defend the title against all claims and persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1982 TAXES are to be pro-rated between the parties.

THE GRANTORS make OATH that the fair, cash market value of the real estate herein conveyed is $45,000.00.

IN WITNESS WHEREOF, the Grantors have hereunto affixed their signatures on this the 7th day of May, 1982.

James E. Burdette

Agnes June Burdette

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Burdette and wife, Agnes June Burdette, the within named 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 seal of office on this the 7th day of May, 1982.

(SEAL)

Notary Public

My Commission Expires: 1-3 0-84

G 9 2 0 8 2

IDENTIF. REFERENCE

MAY 19 2 10 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

Affiant

Subscribed and sworn to before me this the 7th day of May, 1982.

Notary Public

My Commission Expires: 1-3 0-84

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5888 PAGE 164

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
			4500.00- CO	
			117.00 CO TX	
			.50 PRFEE	
			8.00 MISC	
			CHECK	125.50-
06/24/82	DAL			.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2082

G. 3

IDENTIF. REFERENCE

MAY 19 2 10 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 882011