FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $53,602.72

Malcom E. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 1984.

Notary Public

MY COMMISSION EXPIRES: 1-27-86

(AFFIX SEAL)

fee 30

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, ATTORNEY AT LAW Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201		
ADDRESS NEW OWNER (S) AS FOLLOWS: Malcom E. Baker et ux (NAME) 1222 Greenland Ave (STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37206 (CITY) (STATE) (P. O. ZIP)	SEND TAX BILLS TO: Collateral Investment Company (NAME) 2100 First Avenue, North (STREET ADDRESS) Birmingham, Alabama 35203 (CITY) (STATE) (ZIP)	MAP-PARCEL NUMBERS 15DZ 22005 61-16-27

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 Thomas Helton and wife, Audrey Gayle Helton

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcom E. Baker and wife, Mildred Fay 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:

LAND in Davidson County, Tennessee, being part of tract no. 3 in the subdivision of Dr. William Williams' land, a plan of which is of record in Plan Book 2, page 123, Chancery Court at Nashville, Described according to a survey made by R. L. Montoya, Surveyor, date June 30, 1980, as follows:

BEGINNING at the southwest corner of Greenland and Kennedy Avenues, thence with the south line of Greenland Avenue, westwardly 100 feet to the northeast corner of the property conveyed to Greg C. Taylor and wife, Sherry Walker Taylor by deed from Jack L. Plummer and wife, Cora Frances Plummer, of record in Book 5404, page 262, Register's Office for said County; thence with their east line, southwardly 175 feet; thence eastwardly 98 feet to the westerly margin of Kennedy Avenue; thence with the westerly margin of said Avenue, northwardly 175.1 feet to the point of Beginning.

BEING the same property conveyed to William Thomas Helton and wife, Audrey Gayle Helton by deed from Robert H. Old and wife, Nancy C. Old of record in Book 6160, page 738, Register's Office Davidson County, Tennessee.

It is understood and agreed that the part of the consideration for the transfer of this property is the agreement of this Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Collateral Investment Company of record in Book 5626, page 964, Register's Office for Davidson County, Tennessee and subject to a second mortgage Deed of Trust to Robert H. Old and wife, Nancy C. Old of record Book 6160, page 741, Davidson County, Tennessee and also that the escrow account in connection with the aforesaid first mortgage Deed of Trust is hereby transferred the to said Grantees.

This is unimproved ( ) improved (XX) property, known as 1222 Greenland Avenue, Nashville, Tennessee 37206
(House Number) (Street) (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 seised 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 hand s this 13th day of January, 1984

William Thomas Helton Audrey Gayle Helton

William Thomas Helton Audrey Gayle Helton

CHECK 01/16 145.86- 6365

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Thomas Helton and wife, Audrey Gayle Helton

the bargainers, 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 13th day of January 19 84

Commission expires 1-19-86

Notary Public

*or proved to me on the basis of satisfactory evidence.

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 (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainer, a corporation, and that (he) (they) 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 Thomas Helton et ux

Audrey Gayle Helton

TO

Malcom E. Baker et ux

Mildred Fay Baker

I. Dyke Tatum
Attorney at Law
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

RECEIVED
DAVIDSON COUNTY, TN
JAN 16 10 44 AM '84
IDENTIF. REFERENCE

97634

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			53602.72- CAMT.	
			139.36 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 145.86-	
6366A	01/16/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 9 7 6 3 4

IDENTIF. REFERENCE

JAN 16 10 48 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 6786