FORM NO. WD-1

BOOK 6387 PAGE 610

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,856.04

X Gary Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF September, 1984.

N. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 1-17-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, Atty. 7003 Chadwick Drive, Suite 140, Brentwood, TN 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary Baker (NAME)	Molton, Allen & Williams, Ltd. (NAME)	148-12
4709 Richards Court (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 10025 (STREET ADDRESS)	96
Antioch, TN. 37013 (CITY) (STATE) (P. O. ZIP)	Birmingham, Al 35202 (CITY) (STATE) (ZIP)	2DU 16476

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, Howard W. Hay and wife, Mary L. Hay

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary 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 Lot No. 111 on the Plan of Debra Heights, Section 2, of record in Book 3700, page 39, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Howard W. Hay and wife, Mary L. Hay, by deed from David H. Reeves and wife, Julie A. Reeves, of record in Book 5396, page 496, said Register's Office.

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

For and in consideration of Ten Dollard ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated February 14, 1979, and filed for record February 20, 1979, in the office of the Register of Davidson County, Tennessee in Book 5396, page 498, and note of even date thereby secured, in the original principal amount of $42,500.00, and payable to Molton, Allen & Williams, Inc. which debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligation of Howard W. Hay and wife Mary L. Hay under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

09/24 151.34 CHECK

This is unimproved ( ) improved (XX) property, known as 4709 Richards Court Antioch, TN. 37013
(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 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 hand s this 20th day of September, 1984

Howard W. Hay

Mary L. Hay

3594

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STATE OF TENNESSEE }
Davidson County of Williamson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard W. Hay and wife, Mary L. Hay

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 Brentwood, Tennessee, this 20th day of September 19 84

Commission expires 1/18/87

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, 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

TO

I 5 1 5 1 8

IDENTIF. REFERENCE

SEP 24 11 20 AM '84

FELIX J. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			55856.04- CAMT.	
			145.34 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	151.84-
			2694A09/24/84 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 1 5 1 8

IDENTIF. REFERENCE

SEP 24 11 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0071163