FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$114,802.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

BOOK 6490 PAGE 429

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elmer E. Baker, Jr. (NAME)	Mid-States Mortgage Corporation (NAME)	Map 98-5
5122 Hunters Point Lane (STREET ADDRESS OR ROUTE NUMBER)	GPO 463-A (STREET ADDRESS)	Par. Nos. 164 (6A) 105 (6B)
Hermitage, Tennessee 37076 (CITY) (STATE) (P O ZIP)	Detroit, Michigan 48232 (CITY) (STATE) (ZIP)	

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, Edward G. Simms and wife, Kathleen Rose Simms

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elmer E. Baker, Jr.

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 Lots Nos. 6-A and 6-B on the Plan of Hunter's Point Subdivision, Zone Lot Division of Lots 4, 5, 6 & 53, of record in Book 6200, page 173, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Edward G. Simms and wife, Kathleen Rose Simms by deed from George Margrave and wife, Sharmin J. Margrave of record in Book 6272, page 675, Register's Office for Davidson County, Tennessee.

Grantees hereby assume and agree to pay the mortgage held by Mic-States Mortgage Corporation of record in Book 6465, page 100 (Lot 6-A) and Book 6465, page 95 (Lot 6-B, said Register's Office. The escrow account and insurance to be transferred to Grantee.

THIS conveyance subject to Restrictive Covenants of record in Book 3814, page 592, page 3897, page 926 and as amended in Book 6207, page 609, and such easements and setback lines of record in Plat Book 5200, page 736, and Charter of the Hunter's Point Homeowners Association, Inc. of record in Book 6256, page 294, said Register's Office.

unimproved ( )
This is improved ( )X property, known as 5120/5122 Hunters Point Lane Hermitage, Tennessee 37076
(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 hands this 8th day of February 19 85

Edward G. Simms

Kathleen Rose Simms

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Edward G. Simms and Kathleen Rose Simms

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 8th day of February 19 85

Commission expires 4/21/85

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) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and (they) _____, 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

235 02/11 304.99- CHECK

I: 82297

IDENTIF. REFERENCE

FEB 11 9 45 AM '85

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM
Edward G. Simms and wife,

Kathleen Rose Simms

TO
Elmer E. Baker, Jr.

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

114802.00- CAMT.
298.48 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 304.98-
0235A02/11/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 2 2 9 7

IDENTIF. REFERENCE

FEB 11 9 45 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107658