FILE BOX 9

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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 $111,625.00

/ Jimmy G. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1986

Notary Public

MY COMMISSION EXPIRES: 11-1-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy G. Baker, et ux (NAME)	Atlantic Coast Mortgage Company (NAME)	Map 131-12
4412 Milesdale Court (STREET ADDRESS OR ROUTE NUMBER)	3975 University Drive (STREET ADDRESS)	Parcel 84
Nashville, TN (CITY) (STATE) (P. O ZIP)	Fairfax, VA 22030 (CITY) (STATE) (ZIP)	16DA 16861

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, Marie B. Scruggs, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jimmy G. Baker and wife, Melinda P. 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. 4 on the plan of Lealand Heights, of record in Book 2330, page 71, Register's Office for said County.

SAID Lot No. 4 fronts 70.0 feet on the southeasterly margin of Milesdale Court and extends back 308.25 feet on the northeasterly line and 238.9 feet on the southwesterly line to a dead line in the rear, measuring 171.0 feet thereon.

BEING the same property conveyed to Marie B. Scruggs by deed from J.H. Dillon and wife, Martha B. Dillon of record in Book 6392, page 13, Register's Office for said County.

THIS conveyance is made subject to (a) property taxes for 1986 for which Grantees will be responsible, and (b) the matters set forth on said plan.

FELIX Z. ELLIS, REGISTER
DAVIDSON COUNTY, TENN.
MAY 27 3 53 PM '86

IDENTIFICATION REFERENCE

04492

This is improved (XX) unimproved ( ) property, known as 4412 Milesdale Court, Nashville, TN
(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 my hand this 15th day of May, 19 86

Marie B. Scruggs

Marie B. Scruggs

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, John V. Adams, a Notary Public in and for said County and State, the within named Marie B. Scruggs

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of May 19 86

Commission expires 11-1-87

John V. Adams
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
Marie B. Scruggs

TO
Jimmy G. Baker and wife,
Melinda P. Baker

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

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
			11 625.00-	CANT.
			260.[illegible]	CSTAX
			.50	PRFEE
			6.00	MISC
				CHECK 296.[illegible]-
				.00

B450A05/27/86 [illegible]AL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 4 4 3 2

IDENTIFICATION REFERENCE

MAY 27 3 54 PM '86

No. 252181