BOOK 7116 PAGE 747 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,000.00

Phillip A Choate
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 19 86

Notary Public

MY COMMISSION EXPIRES: 11-12-89

(AFFIX SEAL)

Box 22

THIS INSTRUMENT WAS PREPARED BY I. DYKE TATUM, Attorney		
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203		
ADDRESS NEW OWNER (S) AS FOLLOWS	~~XXXXXXXXXX~~ Mortgagee:	MAP-PARCEL NUMBERS
Phillip A. Choate	Atlantic Coast Mortgage Company	83-5-302
(NAME)	(NAME)	
1310 Stratton Avenue	3975 University Drive	23W-9730
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37206	Fairfax, Virginia 22030	
(CITY) (STATE) (P.O ZIP)	(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, Curtis Stuart Baker and wife, Jill M. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phillip A. Choate and John B. Choate, both Unmarried, as joint tenants with the right of survivorship

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. 23, Block B, on the Plan of F. O. Beasley's Addition to East Nashville, of record in Book 57, page 85, Register's Office for said County.

Said Lot No. 23 fronts 50 feet on the southerly margin of Stratton Avenue and extends back between parallel lines, with the westerly margin of North 14th Street, formerly Ordway Avenue, 160.03 feet to an alley.

Being the same property conveyed to Curtis Stuart Baker, unmarried by deed from Millard F. Vester and wife, Daisy Parsons Vester of record in Book 5688, page 643, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Jill M. Baker, wife of Curtis Stuart Baker, joins in to convey any interest she may have by reason of her marital status in subject property.

Curtis Stuart Baker and Curtis S. Baker are one and the same person.

unimproved ( )
This is improved ( ) property, know as ~~XX~~ 1310 Stratton Avenue, Nashville, TN 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 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 ~~their~~ hand ~~s~~ this ~~21st~~ day of ~~October~~, 19 ~~86~~

Curtis S Baker
Curtis Stuart Baker

Jill M. Baker
Jill M. Baker

STATE OF TENNESSEE
Davidson County

BOOK 7016 PAGE 748

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Curtis Stuart Baker and wife, Jill M. Baker

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 21st day of October, 1986.

Commission expires 11-12-89

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 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

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

WARRANTY DEED

FROM

Curtis Stuart Baker and wife,

Jill M. Baker

TO

Phillip A. Choate and John B.

Choate, both Unmarried

55356

IDENTIFICATION REFERENCE

Oct 22 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

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

RECEIVED OF _____

FOR _____

BOOK 7016 PAGE 749

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

7800 .00- CAMT
218.40 CSTAX
.50 PRFE
6.00 MISC
CHECK 224.90-
7051A 10/22/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

55356

IDENTIFICATION REFERENCE

Oct 22 3 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 03226