FILE BOX 30

BOOK 7273 PAGE 574

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 28,364.98

Subscribed and sworn to before me, this the 5th day of June, 19 87

My commission expires: 1-10-89 (Affix Seal)

Affiant

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc.
Suite 170, Parkway Towers, 404 James Robertson Pky, Nashville, TN 37219

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
G. Steffan Baker	AMSOUTH MORTGAGE COMPANY, INC.
802 CHEROKEE AVENUE	P.O. BOX 847
STREET ADDRESS	STREET ADDRESS
NASHVILLE, TENNESSEE 37207	BIRMINGHAM, ALABAMA 35201
CITY STATE ZIP	CITY STATE ZIP
MAP & PARCEL NO. 071-12-0 118.00	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BOBBY LILES, UNMARRIED AND EVERETT JOHNSON, JOINED BY HIS WIFE, JOANNE JOHNSON

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO G. STEFFAN BAKER AND WIFE, JULIE J. BAKER

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being the easterly 95 feet of Lot No. 3 on the Plan of Walnut Grove Subdivision of Lot No. 5 of the Stull Tract, of record in Plat Book 332 at page 34, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to BOBBY LILES AND EVERETT JOHNSON, BOTH UNMARRIED by deed recorded in Book 7112 at page 708, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for the year 1987 and subsequent years, easements and restrictive covenants of record, and except for a certian Deed of trust for the benefit of Collateral Investment Company recorded in Book 4636 at page 86, as corrected in Book 4643, page 78, of the Public Records for Davidson County, Tennessee, the unpaid balance of which the Grantee(s) hereby jointly and severally assume and agree to pay as part of the consideration herein; the Grantee(s) also jointly and severally hereby assume the obligation of Ollie S. Craddock and wife, Mildred S. Craddock, under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The said Everett Johnson is being joined by his wife, Joanne Johnson, to convey any and all marital interest she may have in the subject property.

3 8 3 0 3 IDENTIFICATION

THIS IS _____ IMPROVED PROPERTY KNOWN AS 802 CHEROKEE AVENUE, NASHVILLE, TENNESSEE 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 hereinset 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 5th day of June, 19 87

Bobby Liles

Everett Johnson

Joanne Johnson

State of Tennessee
County of Davidson

On this 29 day of May, 19 87, before me personally appeared BOBBY LILES AND EVERETT JOHNSON, BOTH UNMARRIED to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.
My Commission expires:

Notary Public

State of Tennessee
County of Davidson

On this 5th day of June, 19 87, before me personally appeared Bobby Liles, unmarried and Everett Johnson joined by his* to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.
*wife, Joanne Johnson

Witness my hand and official seal.
My Commission expires:
1-10-89

Notary Public

WARRANTY DEED

SOUTHEAST TITLE
OF TENNESSEE, INC.
SUITE 170
PARKWAY TOWERS
404 JAMES ROBERTSON PKY
NASHVILLE, TN 37219

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

RECEIVED OF _____

FOR _____ BOOK 7273 PAGE 576

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

25364.98- CASH
79.52 CHAR
.50 REG
6.00 MORT
CHECK 86.02-
1307A06/19/87 BAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38200

IDENTIFICATION REFERENCE

JUN 19 1 32 PM '87

FELIX Z. WILSON
DAVIDSON COUNTY

No. 95563