4017
541897-8

BOOK 7284 PAGE 612

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Edna R Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF June 1987.

Susan Chiari
Notary Public

MY COMMISSION EXPIRES: July 18, 1988
(AFFIX SEAL)

MORTGAGEE:
Fidelity Federal Savings & Loan
Association of Tennessee
401 Union Street
Nashville, Tennessee 37219

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edna R. Baker (NAME)	Fidelity Federal Savings & Loan (NAME)	142-3-A-447
447 Deer Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	9D-71696
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (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, Ronald Franks and wife, Patricia Franks and Richard Hall and wife, Julia Hall and Ola Jean Smith-Sumner, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edna R. Baker, unmarried

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:

A certain condominium apartment in Davidson County, Tennessee, being Unit 447 on the Plan of Deer Lake Retirement Community, as of record in Book 5050, pages 28 and 29, amended in Book 5050, pages 62 and 63, said Register's Office, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Patricia Franks, Ronald Franks, Ola Jean Smith, Richard Hall and Julia Hall, each for life with the remainder in the survivor of them by deed from William H. McClanahan and wife, Thelma D. McClanahan as of record in Book 6312, page 230, said Register's Office. Said Ola Jean Smith-Sumner having since divorced, the property was divested to her from Roy W. Sumner, Case No. 85D-2533, in the Probate Court for Davidson County, Tennessee, dated December 29, 1986.

4.1.8.5.L.

IDENTIFICATION REFERENCE

JUL 1 2 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is (unimproved) (improved) (XX) property, known as 447 Deer Lake Drive, Nashville, Tennessee 37221
(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 22nd day of June, 19 87

Ronald Franks

Patricia Franks

Richard Hall

Julia Hall

Ola Jean Smith-Sumner

STATE OF TENNESSEE
Davidson County

BOOK 7284 PAGE 613

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Patricia Franks, ~~and husband~~, Ronald Franks, and Richard Hall, ~~and wife~~, Julia Hall and Ola Jean Smith-Sumner, unmarried

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22 day of June, 1987.

Commission Expires July 17, 1988

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Ronald Franks and wife, Patricia Franks and Richard Hall and wife, Julia Hall and Ola Jean Smith-Sumner

TO
Edna R. Baker, unmarried

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7284

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

RECEIVED OF _____

FOR _____

BOOK 7284 PAGE 614

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
			3/000.00- CAMT.	
			103.60 CTAX	
			.50 PRFEE	
			6.00 MDEED	
			CHECK 110.10-	
			550IA07/01/87 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 1 8 5 1

IDENTIFICATION REFERENCE

JUL 1 2 20 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99667