THIS INSTRUMENT PREPARED BY:
DAVID B. LYONS
500 CHURCH ST.
NASHVILLE, TN 37219

BOOK 7403 PAGE 940

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
NANCY LOUISE BAKER	FEDERATED FINANCIAL CORPORATION	MAP 61-15
(NAME)	(NAME)	
1414B NORVEL AVENUE	SUITE 200, 6640 POWERS FERRY ROAD	Parcel 264
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASHVILLE, TN 37217	ATLANTA, GA 30339	15DZ 18935
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) ..... *Dollars,*

have this day bargained and sold, and do hereby transfer and convey unto the said DONALD BAKER AND NANCY LOUISE BAKER, WIFE OF DONALD BAKER ..... *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being the west 20 feet front and 20 feet 2 inches rear of Lot No. 44 and the east 40 feet front and 40 feet 3 inches rear of Lot No. 45 on the Plan of N.N. Young's Inglewood Annex as of record in Book 547, Page 197, Register's Office for said County.

SAID parts of Lots adjoin and front together 60 feet on the southerly side of Norvell Avenue and runs back between lines 205 feet on the easterly line of part of Lot No. 44 and 211.2 feet on the westerly line of part of Lot No. 45 to a dead line in the rear measuring 60.5 feet thereon.

BEING the same property conveyed to William G. Robertson by Trustee's Deed executed by I. Dyke Tatum, Trustee of record in Book 6812, Page 89, Register's Office for Davidson County, Tennessee.

THIS conveyance is being made subject to and by assumption of a mortgage with an approximate balance in the amount of $20,286.94, evidenced by Deed of Trust of record in Book 5241, Page 237, Register's Office for Davidson County, Tennessee, payable to Federated Financial Corporation. which balance is hereby expressly assumed by the Grantees herein who agree to pay when due.
Maximum principal amount of indebtedness for Tennessee Recording Tax Purposes is $20,286.94.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 20,286.94

Subscribed and sworn to before me, this the 26th day of October 1987

Affiant

My commission expires: _____
(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1414B Norvel Avenue (House Number) (Street) Nashville, TN 37216 P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 22nd *day of* October, *19* 87, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

x William G. Robertson

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* William G. Robertson

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 22 *day of* October, *19* 87

Commission expires 11-12-89

Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ..... *self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ..... *self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19* .....

..... *Notary Public*

Commission expires .....

8.27.38

IDENTIFICATION REFERENCE

NOV 16 12 09 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

WARRANTY DEED

FROM

WILLIAM G. ROBERTSON

TO

DONALD BAKER

NANCY BAKER, WIFE

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

20286.94- CAMT.
56.84 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 63.34-
2899A11/16/87 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

Nov 16 12 00 PM '87

No. 36089