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File Box 24

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10,000

Donald E. Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF January, 19 86

Mary L. Hilgedick
Notary Public

MY COMMISSION EXPIRES: 1-22-88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

TERRY F. CHRISTISON - 717 Woodson Pike Mauldin Tn 37224
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John M. Baker & Don E. Ragsdale	Metropolitan Federal Savings	Map 83-13
(NAME)	(NAME)	
513 South 12th Street	230 Fourth Avenue N.	Par. 246
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37206	Nashville TN 37219	18W 14370
(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, Howard L. Stevens and wife Norma Stevens and Donald E. Mauldin and wife Carolyn Mauldin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John M. Baker and Donald E. Ragsdale

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. 63, on the Plan of Payne, Blakemore and Cummings' Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Wilma June Miller by deed from Willian Gunter, single, of record in Book 5938, page 44, Register's Office for said County.

Being the same property conveyed to Howard L. Stevens and wife Norma Stevens and Donald E. Mauldin and wife Carolyn Mauldin, of record in Book 6125, page 35, Register's Office for said county.

This conveyance is made subject to encumbrances of record.

22992

IDENTIFICATION REFERENCE

APR 20 10 30 AM '88

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 513 South 12th Street (House Number) (Street) Nashville, TN (P. O. Address) (City or Town) 37206 (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 our hands this 22 day of April, 19 86

Howard L. Stevens

Norma Stevens

Donald E. Mauldin

Carolyn Mauldin

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Howard L. Stevens and wife Norma Stevens and Donald E. Mauldin and wife Carolyn Mauldin

the bargainors, 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 22nd day of April 19 87

Commission expires 1-10-89

Mary L. Allen
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
Howard L. Stevens and Norma Stevens

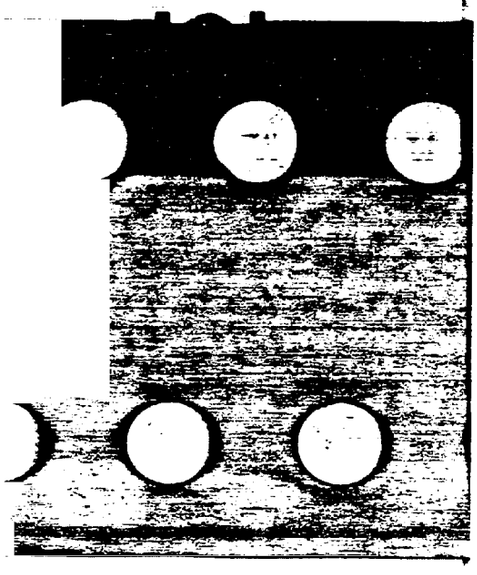
TO
Donald E. Mauldin and Carolyn Mauldin

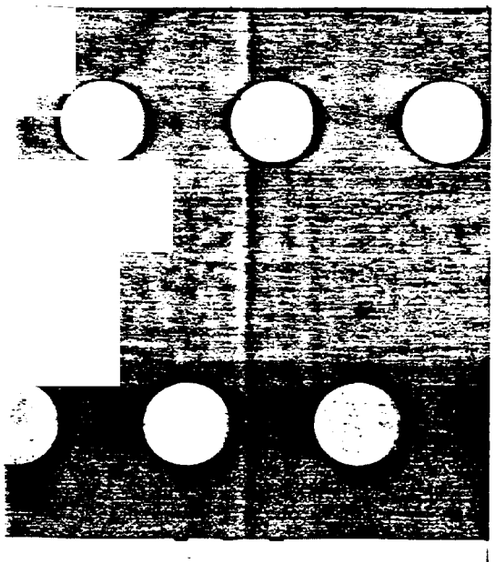
John M. Baker

Donald E. Ragland

PREPARED BY:
TERRY F. CHRISTISON
217 DONELSON PIKE
NASHVILLE, TN 37214

6342 04/20 0101 03CHECK 51.30





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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22992

IDENTIFICATION REFERENCE

APR 20 10 30 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	16000.00
CON TX	44.80
PRFEE	0.50
WDEED	6.00
TOTAL	51.30
CHECK	51.30

04/20/88 01 10:32 0001 6342

No. 82462