BOOK 9330 PAGE 864

Box 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 68,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April 94

Notary Public

MY COMMISSION EXPIRES 7/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES V. BAKER	AEDC FEDERAL CREDIT UNION	MAP 96-13
(NAME)	(NAME)	
2711 WELLMAN DRIVE	1611 N. JACKSON STREET	PARCEL 25
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214	TULLAHOMA, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, JAMES R. EAKES, UNMARRIED AND ADA MARTIN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES V. 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:

Being Lot No. 98 on the Plan of Perry Heights, as of record in Book 2900, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to JAMES R. EAKES AND RAYMOND E. MARTIN, as tenants in common with rights of survivorship, by Deed of record in Book 5760, page 812, Register's Office for Davidson County, Tennessee. The said RAYMOND E. MARTIN having since died intestate leaving ADA MARTIN as his sole heir-at-law.

Ada Martin joins in this conveyance for the purpose of conveying any right, title or interest she may have in or to said property as the sole heir-at-law of Raymond E. Martin.

45418
IDENTIF. & REFERENCE

94 MAY -3 AM 8:09
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

0984 05/03 0101 03CHECK 262.45

This is unimproved ( ) improved (XX) property, known as 2711 WELLMAN DRIVE, NASHVILLE, TN 37214
(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 our hand s this 26th day of April, 19 94

Ada Martin
ADA MARTIN

James R. Eakes
JAMES R. EAKES

First Data Systems, Inc.

DCTN01W 12/88

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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, the within named JAMES R. EAKES AND ADA MARTIN

the bargainor S, 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 Goodlettsville, Tennessee, this 26th day of April 19 94

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

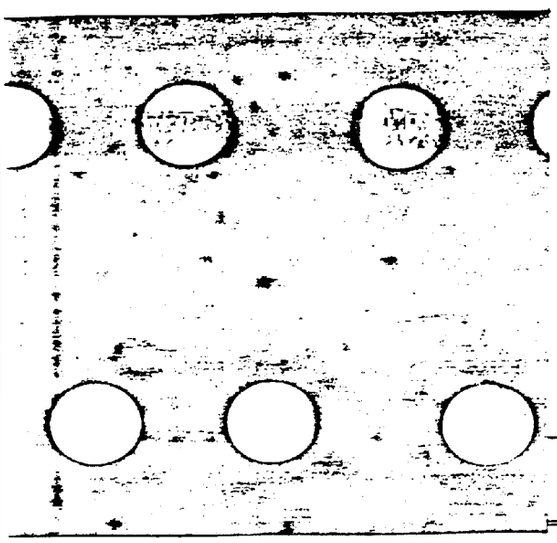
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute 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 | TO | RETURN TO:



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

RECEIVED OF _____

FOR _____

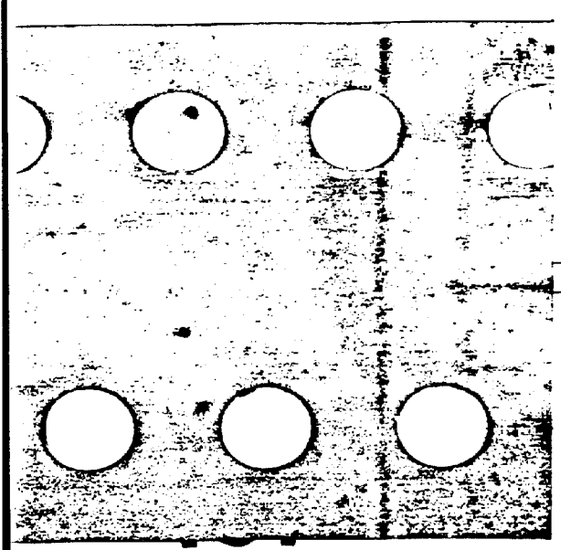
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 68500.00
CON TX 253.45
PRFEE 1.00
WDEED 8.00
TOTAL 262.45
CHECK 262.45

05/03/94 01 08:09 0001 0984



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45418
IDENTIF. & REFERENCE

94 MAY -3 AM 8:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 786073