File Box #7
Saturn & Mazer
File #33052

BOOK 9536 PG 384

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 172,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF Nov 19 94

_____
Notary Public

MY COMMISSION EXPIRES: 1/22/95

THIS INSTRUMENT WAS PREPARED BY PATRICIA SPICER CARDEN, ATTORNEY
5034 Thoroughbred Ln., Ste A, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Michael H. Baker et ux (NAME)	Southeastern Mortgage of Tennessee, Inc. (NAME)	104-10-0-070.00
321 Chesterfield (STREET ADDRESS OR ROUTE NUMBER)	565 Mariott Drive, Suite 250 (STREET ADDRESS)	26W07400
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37210 (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, Dillard G. Adams Jr., ~~unmarried~~ AND WIFE, ERICA E. ADAMS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael H. Baker and wife, Jennifer L. Berry-Baker

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. 31 on the Bransford Realty Company's West End Heights Subdivision, the plan which is of Record in Book 332, page 124 and 125 of the Register's Office for Davidson County Tennessee.

Said Lot No. 31 Fronts 60 feet on the west side of Chesterfield Avenue, and extends back westerly between parallel lines 222 feet, more or less, on the southern margin and 214 feet, more or less, on its Northern Margin to Lancaster Avenue, measuring 60 feet on said Lancaster Avenue.

Included in said description but excluded from this conveyance is the portion of said lot conveyed to the State of Tennessee by Deed of Record in Book 4779, page 421, said Register's Office.

Being the same property conveyed to Dillard G. Adams, Jr., unmarried, by deed from Blanche Dembsky, surviving tenant by the entirety of Record in Book 8231, page 832, Register's Office for said County.

11,055

IDENTIFICATION REFERENCE

THIS is unimproved ( ) improved (X) property, known as 321 Chesterfield, Nashville, TN 37212
(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 my hand this 28th day of November, 19 94

Dillard G. Adams, Jr. Erica E. Adams

File Box #7

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

BOOK 9536 PG 385

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Dillard G. Adams, Jr. AND WIFE, ELIZABETH E. ADAMS

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 28th day of November, 19 94

NOTARY PUBLIC

My commission expires: 11/27/95

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

CORPORATE ACKNOWLEDGEMENT

State of

County of

Before me, of 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 President (or other officer authorized to execute the instrument) 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 himself as.

WITNESS my hand and seal, at office in, this day of, 19

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Dillard G. Adams, Jr.

TO

Michael H. Baker and wife,

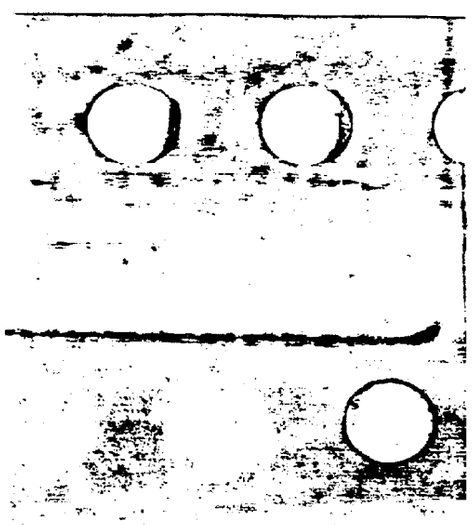
Jennifer L. Berry-Baker

PATRICIA SPICER CARDEN
Attorney At Law
5034 Thoroughbred Lane
Brentwood, Tennessee 37027

9557 12/92 2101 03CHECK 645.40

File Box #7





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	
				172000.00
			CON TX	636.40
			PRFEE	1.00
			WDEED	8.00
			TOTAL	645.40
			CHECK	645.40
12/02/94	01		12:34 0001	9557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14055
IDENTIFICATION REFERENCE

DEC -2 PM 12:33

DAVIDSON CO. TN.

No. 859570