BOOK 9771 PG 905

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF August, 1995

Notary Public

MY COMMISSION EXPIRES: 3/29/98

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Wade Lee Phelps, 1116 Campbell St. Nashville, Tenn 37208
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Joe T. Baker and	same (NAME)	81-10-120
Deborah Baker		
220 Chesapeake Place (STREET ADDRESS OR ROUTE NUMBER)	same (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (P.O. ZIP)	same (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 Wade Phelps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joe T. Baker and wife Deborah 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Maps of Cobb's Subdivision of Lot No. 6 of the Harding Bosley Tract, as of record in Book 161, page 155, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 75 feet on the northerly side of Delk, formerly Martha Street and runs back 150 feet, more or less, on the westerly line and 154.7 feet on the easterly line, with the westerly margin of 25th Avenue North, to an alley, measuring 39.3 feet thereon.

Being the same property conveyed to James Robert Crawford and wife, Jeanette Crawford by quitclaim deed from James Robert Crawford, of record in Book 5579, page 539 Register's Office for Davidson County, Tennessee

Being the same property conveyed to James Robert Crawford by Jeanette Crawford by quitclaim deed of record in Book 8858 page 949 Register's Office for Davidson County, Tennessee

Being the same property conveyed to Wade Phelps by James Robert Crawford and wife Jeanette Crawford by warranty deed on March 11, 1993 of record in Book 8885, page 942 Register's Office for Davidson County, Tennessee

This is (unimproved / improved) X property known as 1723 25th Avenue North, Nashville, Tennessee 37208
(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 on this 22nd day of August, 1995

Wade Phelps

BOOK 9771 PG 983

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Johnnie M. Baker a Notary Public in and for said County and State, the within named Wade Phelps

the bargainor , 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 purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of August, 1995.

Commission Expires March 23, 1996

Johnnie M. Baker 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

0092604

IDENTIFICATION REFERENCE

95 AUG 21 AM 8:42

REGISTER

PICK-UP

FROM

Wade Phelps

TO

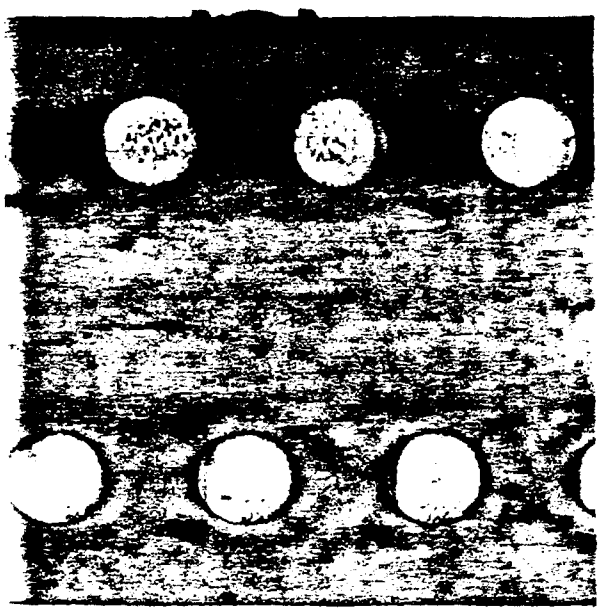
Joe T. Baker and wife

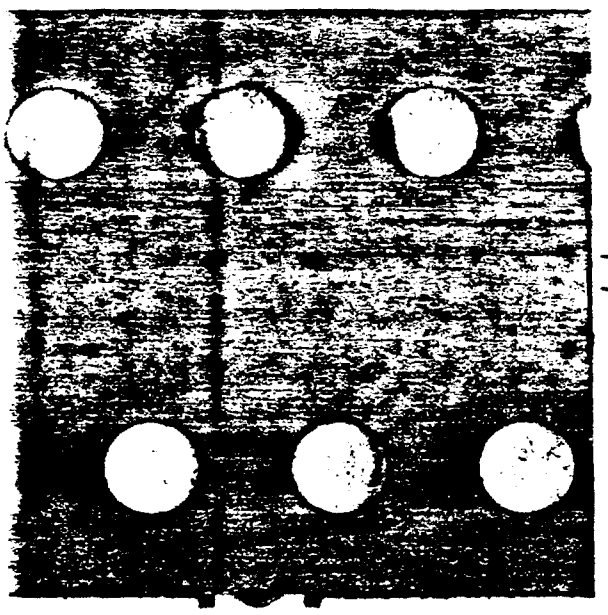
Deborah Baker

ATTORNEYS TITLE

A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9771 PG 907

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 7000.00
CON TX 25.90
PRFEE 1.00
MDEED 8.00
TOTAL 34.90
34.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/95 01 08:42 0001 5871

0092604
IDENTIF. ↑ REFERENCE

95 AUG 24 AM 8:42
REGISTER
DAVIDSON COUNTY, TN.

No. 944815