BK 3710

TENNESSEE TITLE COMPANY

For and in consideration of the sum of ----------$10.00----------

----------Ten and no/100----------DOLLARS

cash in hand paid by Maurice J. Connor

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

James P. Baggett and wife, Rena Baggett

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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 part of Lot No. 2 on the Plan of A. H. Robinson's Subdivision of Lots 28, 29 and part of 30 called Brownsville Addition, as of record in Book 57, page 1, Register's Office for said County, and described as follows:

Beginning on the easterly margin of Gallatin Pike at the southwest corner of the property conveyed to W. S. Gore, by deed from Draper D. Martin and wife, of record in Book 754, page 655, said Register's Office; thence with Gore's Southerly line eastwardly 214 feet, more or less, to the westerly margin of a private alley; thence with said alley southwardly 46 feet, more or less, to a point 109.5 feet north of the northerly margin of Straightway Avenue, formerly Main Street; thence westwardly 222 feet, more or less, to the easterly margin of Gallatin Pike; thence with said Pike north 46 feet to the beginning.

Being the same property conveyed to James P. Baggett and wife, Rena Baggett, by deed from J. R. Ozier and wife, Mildred L. Ozier, of record in Book 2598, page 84, Register's Office for Davidson County, Tennessee.

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.

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 24th day of April, 1964

James P. Baggett

Rena Baggett

STATE OF TENNESSEE
DAVIDSON COUNTY

STATE TAX $ 4.50
PROBATE .50
TOTAL $ 5.00
APR 27 1964
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY

Personally appeared before me, James R. Pearigen, Jr. a Notary Public in and for said County and State, the within named James P. Baggett and wife, Rena Baggett

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 24th day of April, 1964

Commission expires March 1, 1966

James R. Pearigen, Jr. Notary Public.

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record
APR 27 1964 at 2:15 o'clock P.M.
Recorded in Book 3710 Page 255
Recording Fee $2.00
Kelly J. Wallace, Register
By [illegible] D.C.

Warranty Deed

From James P. Baggett, et ux.

To Maurice J. Connor

Dated 4-24-64

FILE: FIRST AND MID-SOUTH MORTGAGE CO.