TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: BOOK 3868 PAGE 549	MAP-PARCEL NUMBERS:
Mr. W. F. Tallman (NAME)	Kimbrough-Kavanaugh Associates (NAME)	11D-51170
306 Archwood Drive (STREET ADDRESS OR ROUTE NUMBER)	416 Union Street (STREET ADDRESS)	MAP 43-7
Madison Nashville, Tennessee 37XX (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee 37219 (CITY) (ZONE) (STATE)	PAR 81 EW

For and in consideration of the sum of $10.00
TEN AND NO/100---------- DOLLARS
cash in hand paid by the grantees herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of $6,866.04, of a note dated February 15, 1955, executed by Gilbert R. McClure and wife, payable to Kimbrough-Phillips Company, for the original sum of $8600.00, with interest at 4-1/2% per annum, both principal and interest payable $43.60 monthly, and secured by Deed of Trust of record in Book 2378, page 487, Register's Office, Davidson County, Tennessee,

we, FRED BAXTER AND WIFE, MARGUERITE A. BAXTER,

have bargained and sold, and by these presents do transfer and convey unto the said W. F. TALLMAN AND WIFE, JOSEPHINE TALLMAN, 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. 56 on the Plan of ARCHWOOD ACRES, SECTION I, of record in Book 2133, page 120, Register's Office for said County.
Said Lot No. 56 fronts 118 feet on the easterly side of Archwood Drive, and extends back 284.12 feet on the northerly line, and 254.25 feet on the southerly line, toa dead line, on which it measures 182 feet.
Being the same property conveyed to FRED BAXTER AND WIFE, MARGUERITE A. BAXTER, by deed from Gilbert R. McClure and wife, of record in Book 2747, page 505, said Register's Office.

The above described property is being conveyed subject to restrictions in Book 2298, page 359, said Register's Office.

unimproved ( )
This is improved (X) property, known as 306 Archwood Drive (House Number) (Street) Nashville, Tennessee P. O. Address: (City or Town) (Postal Zone)

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 9th day of March, 19 65.

Fred Baxter
Fred Baxter

Marguerite A. Baxter
Marguerite A. Baxter

STATE TAX $ 1.10
PROBATE .50
TOTAL $ 1.60

MAR 10 1965
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named FRED BAXTER AND WIFE, MARGUERITE A. BAXTER 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 9th day of March, 19 65

Commission expires May 1, 1966 Notary Public L. D. Richards

PAID MAR 10 1965 mye

TENNESSEE TITLE COMPANY

72004

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 10 11 01 AM '65

NOTED BOOK 1711 PAGE 150
RECORDING FEE $ 2.00
DEP. REG.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
FORM NO. 1006 - MURRAY

Warranty Deed
G-177613-gh

FROM FRED BAXTER ET UX

To W. F. TALLMAN ET UX

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX