WARRANTY DEED

BOOK 3887 PAGE 819

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John T. Baugh, Jr., et ux (NAME:)	John T. Baugh, Jr., et ux (NAME:)	15N 2495
Old Hickory Blvd. (STREET ADDRESS OR ROUTE NUMBER)	Old Hickory Blvd. (STREET ADDRESS)	Map 105-3
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	Par. 88

For and in Consideration of the sum of Two Thousand Three Hundred ($2,300.00) and - NO/100 *DOLLARS*

cash in hand paid by John T. Baugh, Jr., and wife, Virginia Nell Baugh, the receipt of which is hereby acknowledged, We,

Sam Garfinkle and wife, Eva R. Garfinkle

have bargained and sold, and by these presents do transfer and convey unto the said John T. Baugh, Jr., and wife, Virginia Nell Baugh, 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 the south 31-1/2 feet of the north 94.5 feet front of lot No. 5 on the plan of the Philip Mallory, deceased, lands, as of record in Minute Book "F", page 324, County Court for Davidson County, Tennessee, described as follows:

Beginning at a point in the westerly margin of Second Avenue South, formerly Market Street, 63 feet south of the southwest corner of Second Avenue South and Mallory Street; thence southwardly with the westerly margin of Second Avenue South 31-1/2 feet to a point; thence westwardly at right angles to Second Avenue South 135 feet, more or less, to the easterly margin of a 12 foot alley; thence northwardly with the easterly margin of said alley 31-1/2 feet to a point; thence eastwardly at right angles to said alley 135 feet, more or less, to the point of beginning.

Being the same real property conveyed to Sam Garfinkle and wife, Eva R. Garfinkle, by deed from Lelia R. Roberts, dated April 20, 1965, filed April 20, 1965, and recorded in book 3881, page 784, said Register's Office.

This is unimproved ( ) improved (X) property, known as 1105-2nd Avenue South, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John T. Baugh, Jr., and wife, Virginia Nell Baugh, their *heirs and assigns, forever.*

And we *do covenant with the said* John T. Baugh, Jr., and wife, Virginia Nell Baugh *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.*, Except taxes for 1965 which have been pro rated and are assumed by Grantee.

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* John T. Baugh, Jr., and wife, Virginia Nell Baugh, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* April, *19*65, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sam Garfinkle

Eva R. Garfinkle

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, S. L. Wright, Jr. R., a Notary Public in and for said County and State, Sam Garfinkle and wife, Eva Garfinkle

the within named bargainor S, 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 29th day of April, 19 65.

S. L. Wright, Jr. Notary Public

Commission Expires August 5, 1968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged .....self to be ..... 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 .....self as .....

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

.....Notary Public

Commission expires .....

WARRANTY DEED

FROM

Sam Garfinkle, et ux

TO

John T. Baugh, Jr., et ux

79425

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 6 9 49 AM '65

NOTE BOOK 111 PAGE 518
RECORDING FEE $ 2.50
DEP. REG. M

STATE TAX $ 3.45
PROBATE .50
TOTAL $ 3.95

MAY 6 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID MAY 6 - 1965

CT

DOCUMENTARY
can Trust Building
Cor. Third & Union
ILLE, TENNESSEE