WARRANTY DEED

BOOK 3892 PAGE 272

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Baugh, Jr., et ux	John T. Baugh, Jr., et ux	MAP 105-03
(NAME)	(NAME)	
Old Hickory Blvd.	Old Hickory Blvd.	PAR 264
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	15W 2650.
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	m

For and in Consideration of the sum of One Thousand Seven Hundred ($1,700.00) 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, Anita Cooper and Kathryn Cooper Babb

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 part of lot No. 27 on the map of John Nelson's Addition to Nashville, as of record in book 2, page 182, Register's Office for said County, described as follows:
Beginning at a point on the west margin of Second Avenue South, 27 feet 6 inches north of the southeast corner of said lot 27; thence northerly along the westerly margin of said Avenue, 34 feet 3 inches to a point, the southeast corner of a part of said lot conveyed to E. E. Ellas and wife, by deed from S. I. Cason and wife, of record in book 754, page 589, said Register's Office; thence westerly along said Ellas' south line 127 feet 6 inches to a point in the east margin of an alley; thence with said alley, south 34 feet 3 inches to a point 27 feet 6 inches north of the southwest corner of said lot 27; thence eastwardly 127 feet 6 inches to the point of beginning.
Being part of the real property devised to Anita Cooper and Kathryn Cooper Babb by Will of Roy D. Cooper, deceased, of record in Will Book 80, page 182, Probate Court for said County.

This is unimproved ( ) improved (X) property, known as 1245-2nd 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 this* 6th *day of* May, *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.*

NOTARY PUBLIC ... COUNTY

Anita Cooper
Anita Cooper

Kathryn Cooper Babb
Kathryn Cooper Babb

BOOK 3805 PAGE 533

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Dade
DADE

Personally appeared before me, Laura Cobb, a Notary Public in and for said County and State, Anita Cooper

the within named bargainor ~~S~~ with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Coral Gables Florida ~~TENNESSEE~~
this 10th day of May, 1965.

Laura Cobb
Notary Public

Commission expires Notary Public, State of Florida at Large
My Commission Expires July 27, 1965.
Bonded by American Surety Co. of N.Y.

GEORGIA

STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
FLOYD

Before me, Margie A. McRay, a Notary Public of the State and County aforesaid, personally appeared Kathryn Cooper Babb, the within named bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged ~~XXXXX~~ that she executed the within instrument for the purposes therein contained

Witness my hand and seal, at office in Rome, Georgia
this 10th day of May, 1965.

Margie A. McRay
Notary Public

Commission expires 8-18-68

STATE TAX $ 2.55
PROBATE .50
TOTAL $ 3.05

MAY 19 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAY 19 1965
CT

WARRANTY DEED

FROM
Anita Cooper, et al

TO
John T. Baugh, Jr., et ux

81172

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 19 10 15 AM '65

NOTED: BOOK 111 PAGE 598
RECORDING FEE $ 2.35
DEP. REG. M

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Title Company
Division of
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n Trust Building
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LE, TENNESSEE