TENNESSEE TITLE COMPANY

BOOK 3937 PAGE 401

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Kenneth L. Baxter (NAME)	Guaranty Mortgage Company (NAME)	4D-31956
210 Bonnalynn Drive (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	MAP 74-12
Hermitage, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	PAR 145 mp

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, the receipt of which is hereby acknowledged and for the further consideration that the grantees herein assume and agree to pay the remaining unpaid balance of a note dated July 14, 1961, executed by the Grantors herein, payable to Guaranty Mortgage Company for the original amount of $14,400.00, with interest as set forth in said note, both principal and interest payable $81.79 monthly, beginning August 1, 1961, final July 1, 1991, and secured by a Deed of Trust of record in Book 3267, page 501, said Register's Office.

we, JOHN M. DEGNAN AND WIFE, MARGARET G. DEGNAN

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. BAXTER AND WIFE, CLARA L. BAXTER

heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 234 on the Plan of Section II, Revised, Hermitage Hills, as of record in Book 2900, page 112, Register's Office for said County.
Said lot fronts 85 feet on the south side of Bonnalynn Drive and runs back 184.5 feet on the east line and 185 feet on the west line to a broken line in the rear on which it measures 86 feet.
Being the same property conveyed to John M. Degnan and wife, Margaret G. Degnan, by deed from A. H. Johnson and wife, as of recordin Book 3252, page 211, said Register's Office.

This is (unimproved ( ) improved (XX)) property, known as 210 Bonnalynn Drive, Hermitage, Tennessee (House Number) (Street) 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 17th day of September, 19 65.

John M. Degnan

Margaret G. Degnan

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 John M. Degnan and wife, Margaret G. Degnan the bargainors, with whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 17th day of September, 19 65.

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

STATE TAX $ 2.00
PROBATE 0
TOTAL $ 2.00

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
SEP 20 1965
PAID

TENNESSEE TITLE COMPANY

98450

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 20 4 26 PM '65

NOTED BOOK 112 PAGE 487
RECORDING FEE $ 2.00
DEP. REG.

TENNESSEE TITLE COMPANY
NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

Warranty Deed
G-183048 MAB

FROM JOHN M. DEGNAN, ET UX

To KENNETH L. BAXTER, ET UX

PREPARED BY
C. H. BRILEY, JR., ATTORNEY
310 UNION STREET
NASHVILLE, TENNESSEE 37219