BOOK 4084 PAGE 252

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John W. Baxter (NAME)	Noel-Palmer Mortgage Co. (NAME)	Map 71-16
1357 Rosedale Court (STREET ADDRESS OR ROUTE NUMBER)	Rm. 402, Stahlman Building (STREET ADDRESS)	Par. 396
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Nashville, Tennessee (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ten ($10.00) Dollars, cash in hand paid by John W. Baxter and wife Mattie K. Baxter, hereinafter called the GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, W. L. Bainbridge Company, hereinafter called 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 lot No. 13 on the Plan of Joy Gardens, of record in book 3842, page 68, R.O.D.C., Tennessee

Said lot No. 13 fronts 90.10 feet on the northeast side of Rosedale Court and runs back between lines 102.24 feet on the northerly line and 98.27 feet on the easterly line to a line at the rear on which it measures 17.95 feet thereon.

Being part of the same property conveyed to W.L. Bainbridge Company by deed from Excello Homes, Inc., of record in book 3988, page 173, Register's Office for Davidson County, Tennessee.

Prepared by Noel Palmer
402 Stahlman Bldg. Nashville, Tenn

This is (unimproved ( ) improved (X)) property, known as 1357 Rosedale Court, Nashville, 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. Wherever used, the singular character shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this the 2nd day of December, 1966.

W.L. Bainbridge III, being duly authorized to convey title to the hereinabove described property by an instrument of record in Book 3832, page 786, R.O.D.C. Tennessee. BY:

A Partner

R. E. WORRALL
COUNTY COURT CLERK
PAID DEC 7 1966
DEC 7 1966
TOTAL $ 2.80
PROBATE 50
STATE TAX $ 1.30

STATE OF TENNESSEE
Davidson County

Personally appeared before me, Evelyn Strasser, a Notary Public in and for said County and State, the within named W. L. Bainbridge III, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December, 1966.

Commission expires January 29, 1969

Evelyn Strasser
Notary Public

53646

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 7 3 18 PM '66
NOTED: BOOK 115 PAGE 445
RECORDING FEE $ 2.80
DEP. REG.

WARRANTY DEED
FROM W. L. Bainbridge Company
TO John W. Baxter and wife, Mattie K. Baxter

Sales Price $ 11,550.00