WARRANTY DEED

BOOK 4108 PAGE 732

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles G. Rich et ux.	Dobson & Johnson	3D-9480
(NAME:) 409 Lorna Drive	(NAME:) Third National Bk. Bldg	Map 96-9
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS) Nashville Tenn	Par. 19
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	PW

For and in Consideration of the sum of Twelve Thousand Three Hundred Sixty One and 30/100 ----------($12,361.30)---------- *DOLLARS*

of which $1,000.00 has been paid in cash by Charles G. Rich and wife, Ann S. Rich, the receipt of which is hereby acknowledged, and for the remainder the said Charles G. Rich and wife have assumed and agree to pay the unpaid balance of $11,361.30 of an original indebtedness of $12,200.00 secured by deed of trust of record in book 3478, page 127, Register's Office for Davidson County, Tennessee, and assigned in book 3479, page 81, said Register's Office,

We, Howard E. Baggett and wife, Gail C. Baggett,

have bargained and sold, and by these presents do transfer and convey unto the said Charles G. Rich and wife, Ann S. Rich, 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. 202 on the Plan of Woodberry Park, as of record in book 2133, pages 117, 118 and 119, Register's Office for said County.
Said lot No. 202 fronts 104 feet on the northwesterly side of Lorna Drive and runs back between lines 124 feet on the southwesterly line and 163.2 feet on the northeasterly line to a dead line, which is a broken line, on which it measures 112.5 feet.
Being the same real property conveyed to Howard E. Baggett and wife, Gail C. Baggett, by deed from Harry M. Oberholtzer and wife, of record in book 3434, page 111, said Register's Office.

This conveyance is made subject to 10-foot public utility easement along rear of premises, 70-foot building setback line from Lorna Drive and conditions of owners certificate, as shown on plan of record in book 2133, page 117, Register's Office for said County; and to restrictive covenants contained in an instrument executed by Andrew Ewing, Trustee, dated September 8, 1954, of record in book 2297, page 194, said Register's Office.

THIS INSTRUMENT WAS PREPARED BY
RAYMOND H. DARROW, ATTORNEY
235 Third Avenue North
Nashville, Tennessee

THIS INSTRUMENT WAS PREPARED BY
RAYMOND H. DARROW, ATTORNEY
533 Third Avenue North
Nashville, Tennessee

Metro Tax No. 305 on the Plan of Woodpecker Farm, as of record in book 3733, pages
311, 318 and 319, Register's Office for said County.
Said Lot No. 305 fronts 104 feet on the northwesterly side of Forest Drive and runs
back between lines 154 feet on the southwesterly line and 163.5 feet on the north-
easterly line to a dead line, which is a broken line, on which it measures 115.2 feet.
Being the same real property conveyed to Howard E. Baggett and wife, Gail C. Baggett,
by deed from Hattie M. Operholtzer and wife, of record in book 3434, page 111, said
Register's Office.

This conveyance is made subject to 10-foot public utility easement along rear of
premises, 10-foot pullplug setback line from Forest Drive and conditions of owners
certificate, as shown on plan of record in book 3733, page 111, Register's Office for
said County; and to restrictive covenants contained in an instrument executed by
Hattie Evans, Trustee, dated September 8, 1954, of record in book 3551, page 191,
said Register's Office.

Charles G. Rich and wife, Ann S. Rich, Grantor

This is unimproved ( ) improved ( ) property, known as _____ (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 Charles G. Rich and wife, Ann S. Rich, their _____ *heirs and assigns, forever.*

And we *do covenant with the said* Charles G. Rich and wife, Ann S. Rich, *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 1967 which are ~~guaranteed~~ assumed by the grantees.

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* Charles G. Rich and wife, Ann S. Rich, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 24th *day of* February, *19* 67, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Howard E. Baggett
Gail C. Baggett

CHARLES G. RICH ET UX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Alice McMahon, a Notary Public in and for said County and State, the within named Howard E. Baggett and wife, Gail C. Baggett,

the 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 24th day of February, 19 67.

Alice M. McMahon, Notary Public.

Commission Expires April 26, 1970

ALICE M. McMAHON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

the bargainor, 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 , this day of , 19.

, Notary Public.

Commission Expires

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

STATE TAX $ 1854
PROBATE .50
TOTAL $ 1904

MAR 6 1967

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

PAID MAR 6 1967

Hyder, Title Co, Pearson

WARRANTY DEED

FROM
Howard E. Baggett et ux.

TO
Charles G. Rich et ux.

63032

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 6 2 51 PM '67
NOTED: BOOK 116 PAGE 22
RECORDING FEE $ 2.00
DEP. REG. 55

Compliments of
Title Company
A Division of
Title Insurance Company
Cor. Third & Union
NASHVILLE, TENNESSEE