This Instrument Prepared By:

DOBSON & JOHNSON, INC.
1109 Third National Bank Bldg.
Nashville, Tenn.

WARRANTY DEED

BOOK 4166 PAGE 741

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
James F. Baggett, et ux (NAME)	Prudential Ins.Co.of America (NAME)	Map 72-8
2305 Ridgecrest Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2202 (STREET ADDRESS)	Par . 206
Nashville, Tenn 37216 (CITY) (P O ZONE) (STATE)	Jacksonville, Flas. 32203 (CITY) (ZONE) (STATE)	M.S.

For and in Consideration of the sum of $10.00

Ten and no/100 *DOLLARS*

Cash paid by James F. Baggett and wife, Beverly H. Baggett, and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the Above said James F. Baggett and wife, Beverly H. Baggett, of the unpaid principal balance of a note in the original amount of $12,600, secured by a deed of trust to Prudential Insurance Company of America and recorded in Book 3357, Page 595, Registers Office for Davidson County, Tennessee,

We, Robert H. Graham and wife, Lola A. Graham *have bargained and sold, and by these presents do transfer and convey unto the said* James F. Baggett and wife, Beverly H. Baggett *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. 217 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Ridgecrest Drive, a corner of Lots 217 and 218; thence with the line between said lots, easterly 228.8 feet to a point; thence southerly 15 feet to the corner of Lots 216 and 217; thence with the line between said lots, southwesterly 99.2 feet to a point; thence westerly 158 feet to the easterly margin of Ridgecrest Drive; thence with the margin of the same, northerly 80 feet to the beginning.

Being the same property conveyed to Robert H. Graham and wife, Lola A. Graham, by deed from George E. Loucks and wife, Jean M. Loucks,, of record in book 4043, page 449, said Register's office.

This is unimproved ( ) improved (X) property, known as 2305 Ridgecrest Drive, 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 James F. Baggett and wife, Beverly H. Baggett *their heirs and assigns, forever.*

And we *do covenant with the said* James F. Baggett and wife, Beverly H. Baggett *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 as stated herein and the 1967 taxes which have been assumed and will be paid by grantees when due.

And we, Robert H. Graham and wife, Lola A. Graham *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* James F. Baggett and wife, Beverly H. Baggett *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* August, *1967, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Robert H Graham
Robert H. Graham

Lola A. Graham

BOOK 1166 PAGE 742

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Beverly Womble, a Notary Public in and for said County and State, Robert H. Graham and wife, Lola A. Graham

the within named bargainors, 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 August, 19 67.

Beverly Womble Notary Public

Commission expires 5-18-68

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 .....

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

PAID AUG 31 1967

STATE TAX $ 19.50
PROBATE $
TOTAL $

AUG 31 1967

$13,000.00

WARRANTY DEED

FROM

Robert H. Graham, et ux

TO

James F. Baggett, et ux

86333

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 31 9 47 AM '67

NOTED BOOK 1117 PAGE 23

RECORDING FEE $ 3.00

DEP. REG. .....

Compliments of

GUARANTY TITLE

of

CHICAGO TITLE INSURANCE COMPANY

Suite 1000 Stahlman Building

Nashville 3 & Union

TENNESSEE

Dobson & Johnson, Inc.