WARRANTY DEED BOOK 4254 PAGE 57

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
David M. Regen 4342 Sneed Road Nashville, Tenn.	David M. Regen 4342 Sneed Road Nashville, Tenn.	Map 8 P/o Parcel 82 M.O.

For and in consideration of certain mutual promises between the parties hereto contained in a written partnership agreement executed simultaneously with this warranty deed, the said Billy H. Empson and Betty J. Mitchell have bargained and sold, and by these presents do transfer and convey unto the said David M. Regen, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 1 on the unrecorded plan of the Alice T. Baxter Farm, described according to a survey made by Parrish Engineers, dated June 14, 1966, as follows:

Beginning in the center of Baxter Road, at the corner of Lots 1 and 2; thence with the center of the Road, south 84° 38' east 140 feet; thence leaving the road, south 2° 46' west 1084.95 feet to a stake in the rear line of Lot No. 6; thence with the rear line of Lots 1, 5, 6, north 26° 04' west 291 feet to a stake in the rear line of Lot 5; thence north 2° 46' east with the line between Lots 1 and 2, 830.6 feet to the beginning.

Being part of the property conveyed to Alice T. Baxter, by nine deeds, one from Cara Baxter Nicholson and husband, as of record in Book 1679, page 541; one from Lillian Baxter Darrow, as of record in Book 1680, page 520; one from Albert Harper, as of record in Book 1681, page 42; one

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $4,000.00.

Billy H. Empson
Betty J. Mitchell
Affiant

Subscribed and sworn to before me, this the 8th day of July, 1968.

Sandra Strain
Notary Public

My Comm. Exp. 1-21-71

This Instrument was prepared by Thos. A. Higgins, Attorney, Third National Bank Building, Nashville, Tennessee.

from Edith Baxter Dugger, et al, as of record in Book 1681, page 597; one from Mary Baxter Fitzberald, as of record in Book 1710, page 247; one from Maurice Baxter, as of record in Book 1711, page 183; one from Ethel Harper Gregory, et al, as of record in Book 1711, page 199; one from Leonard Baxter, as of record in Book 1725, page 151, and one from John B. Cobb, County Court Clerk, as of record in Book 1734, page 485, said Register's Office.

Being the same property conveyed to Billy H. Empson, Betty J. Mitchell and David M. Regen, by an installment deed from Alice T. Baxter, as of record in Book 4211, page 596, Register's Office of Davidson County, Tennessee.

This is unimproved property located on Baxter Road, Nashville, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said David M. Regen his heirs and assigns, forever.

And we do covenant with the said David M. Regen 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 for current taxes, and further subject to the terms and provisions of a certain installment deed of record in Book 4211, page 596, Register's Office of Davidson County, Tennessee, to secure a certain joint principal note, of even date with the said installment deed, in the original principal amount of $2700.00, all of which the said David M. Regen agrees to assume and fully discharge all in accordance with the terms of the said installment deed, and promissory note.

And we, Billy H. Empson and Betty J. Mitchell do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to the said land to the

to the said David M. Regen and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 8th day of July, 1968.

Billy H. Empson

Billy H. Empson, an Unmarried Person

Betty J Mitchell

Betty J. Mitchell, an Unmarried Person

A06450

IDENTIF. REFERENCE

JUL 25 10 27 AM

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Sandra Strain a Notary Public in and for said County and State, the within named Billy H. Empson and Betty J. Mitchell, both unmarried, the 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, Tenn., this 8th day of July, 1968.

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Sandra Strain

Notary Public

My Comm. Exp. Jan. 21-1921

JUL 25	CONV	*4,000.00			
JUL 25	S'TAX		A*	10.40	
JUL 25	PR'FEE		A*	.50	
JUL 25	W'DEED		A*	4.50	* 15.40