BOOK 4262 PAGE 95

Mail to John William & Assoc.
1040 Murfreesboro Road
Nashville, Tennessee

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

PAUL J. BAAS AND WIFE, ROXIE A. BAAS

TO

EVERETT LEE FRANKS, JR. AND WIFE, HELEN EVON V. FRANKS

For draftsman's use

This instrument was prepared by
GRISSIM AND SHORT, Attorneys
Court Square Building
Nashville, Tennessee

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EVERETT LEE FRANKS, JR. (NAME)	ET UX DOBSON AND JOHNSON (NAME)	Map 149-3
2536 Edge-O-Lake Drive (STREET ADDRESS OR ROUTE NUMBER)	J. C. BRADFORD BUILDING (STREET ADDRESS)	Par. 47
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE (CITY) (STATE) (ZIP)	PW

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 23,200.00 Everett Lee Franks, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF AUGUST, 1968

Frances Williams
Notary Public

MY COMMISSION EXPIRES: 2-2-71

(AFFIX SEAL)

For and in Consideration of the sum of TEN AND NO/100---------- ($10.00)---------- DOLLARS CASH AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, INCLUDING THE ASSUMPTION OF THE BALANCE DUE ON A NOTE SECURED BY A DEED OF TRUST TO DOBSON AND JOHNSON, INC. OF RECORD IN BOOK 3983, PAGE 143, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WE, PAUL J. BAAS AND WIFE, ROXIE A. BAAS have bargained and sold, and by these presents do transfer and convey unto the said EVERETT LEE FRANKS, JR. AND WIFE, HELEN EVON V. FRANKS 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. 399 ON THE MAP OF EDGE-O-LAKE ESTATES, SECTION 6, OF RECORD IN PLAT BOOK 3700, PAGES 15 AND 16, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 399 BEGINS AT A POINT IN THE EASTERLY MARGIN OF RYCHEN DRIVE, THE COMMON FRONT CORNERS OF LOTS 400 AND 399; THENCE SOUTHERLY ALONG THE EASTERLY MARGIN OF SAID RYCHEN DRIVE, 105.0 FEET TO A POINT IN THE BEGINNING OF A CURVE; THENCE SOUTHEASTWARDLY AROUND SAID CURVE 39.27 FEET TO A POINT IN THE NORTHERLY MARGIN OF EDGE-O-LAKE DRIVE; THENCE EASTWARDLY ALONG THE NORTHERLY MARGIN OF SAID EDGE-O-LAKE DRIVE, 106.10 FEET TO A POINT; THENCE NORTHWARDLY 127.25 FEET ALONG THE COMMON BORDER LINE OF LOTS 398 AND 399 TO A POINT; THENCE WESTWARDLY 116.46 FEET ALONG THE COMMON BORDER LINE OF LOTS 399 AND 400, TO A POINT IN THE EASTERLY MARGIN OF RYCHEN DRIVE, THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO PAUL J. BAAS AND WIFE, ROXIE A. BAAS, BY DEED FROM PERRY S. HAMMOND AND WIFE, PATRICIA A. HAMMOND, OF RECORD IN BOOK 4156, PAGE 967, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BOOK 1262 PAGE 96

WD-2

This is unimproved (x) improved property, known as 2536 (House Number) Edge-O-Lake Drive (Street) Nashville, Tennessee 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 EVERETT LEE FRANKS, JR. AND WIFE, HELEN EVON V. FRANKS THEIR heirs and assigns, forever.

And WE do covenant with the said EVERETT LEE FRANKS, JR. AND WIFE, HELEN EVON V. FRANKS 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 ABOVE AND 1968 TAXES WHICH GRANTEES ASSUME.

And WE, PAUL J. BAAS AND WIFE, ROXIE A. BAAS

do further covenant and bind OURSELVES, OUR heirs and representatives, to warrant and forever defend the title to the said land to the said EVERETT LEE FRANKS, JR. AND WIFE, HELEN EVON V. FRANKS, THEIR heirs and assigns against the lawful claims of all persons whomsoever.

Witness OUR hand S this 20 day of AUGUST, 1968

/ Paul J. Baas

/ Roxie A. Baas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, FRANCES WILLIAMS, a Notary Public in and for said County and State, the within named PAUL J. BAAS AND WIFE, ROXIE A. BAAS

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 20 day of AUGUST, 1968

FRANCES WILLIAMS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Frances Williams, Notary Public.

Commission expires 2-2-71

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

FELIX Z. DIGGS REGISTER DAVIDSON COUNTY, TENN. AUG 21 12 53 PM '68

IDENTIFICATION REFERENCE A 10079

AUG21 68	CONV	23,200.00		
AUG21 68	STAX		A* 60.32	
AUG21 68	PUTEE		A* .50	
AUG21 68	WDEED		A* 3.00	* 63.82