WARRANTY DEED

BOOK 4323 PAGE 875

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Miss Patricia D. Scoggins & Miss Carol A. Ingram (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 104-6
3337 Love Circle (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par. 134 pw
Nashville, Tennessee (CITY) (P. O. ZONE) (STATE)	Virginia Beach, Virginia (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

----------Ten ($10.00) ----------*DOLLARS*

the assumption of balance due on a loan secured by a Deed of Trust of Record in Book 3987, Page 468, Register's Office for Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, Will C. Baird and wife, Christine Ellis Baird

This instrument prepared by William F. Howard, Attorney,
700 American Trust Building, Nashville, Tennessee

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Miss Patricia D. Scoggins and Miss Carol A. Ingram

.....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. 105 on the Map of Bransford Realty Company's West End Heights Subdivision, as of record in Book 332, pages 124 and 125, Register's Office for Davidson County, Tennessee.

Said Lot No. 105 fronts 60 feet on the southerly margin of Love Circle and runs back between lines measuring 140 feet on the easterly line and 142.5 feet on the westerly line to an alley measuring 60 feet thereon.

Being the same property conveyed to Will C. Baird and wife, Christine Ellis by deed from Louis P. Semrau, Jr., and wife, Barbara W. Semrau of record in Book 4128, Page 753, Register's Office for said County.

Subject to a Deed of Trust of Record in Book 3987, Page 468, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 12,200.00

Subscribed and sworn to before me, this the 7th day of April 1969

Affiant

My commission expires: 7/22/72 (Affix Seal)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This is unimproved ( ) improved (X) property, known as 3337 Love Circle (House Number) (Street) Nashville, Tennessee 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 Miss Patricia D. Scoggins & Miss Carol A. Ingram their *heirs and assigns, forever.*

And we *do covenant with the said* Miss Patricia D. Scoggins and Miss Carol A. Ingram *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 set out above and for 1969 property taxes pro-rated date of Deed and assumed by purchasers

And we, Will C. Baird and wife, Christine Ellis Baird *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Miss Patricia D. Scoggins and Miss Carol A. Ingram their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 7th *day of* April, *19* 69, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Will C. Baird

Christine Ellis Baird

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Josephine T. McNamee, a Notary Public in and for said County and State, the within named Will C. Baird and wife, Christine Ellis Baird

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 7th day of April, 19 69.

Josephine T. McNamee, Notary Public.

Commission Expires 7-22-72

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.....

APR-8 69	CONV	12,700.00				
APR-8 69	S'TAX		A*	33.02		
APR-8 69	PR'FEE		A*	.50		
APR-8 69	W'DEED		A*	6.00	*	39.52

WARRANTY DEED

FROM

Will C. Baird, et ux

TO

Miss Patricia D. Scoggins and
Miss Carol A. Ingram

136471

IDENTIF. REFERENCE

APR 8 9 59 AM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE