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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 12,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 1969

Notary Public

MY COMMISSION EXPIRES: April 26, 1972

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
J. J. Foley, Jr., Attorney's Title Co., 105 Stahlman Bldg., Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James H. Baugh (NAME)	National Mortgage Company (NAME)	Map 105-14
2209 Grantland Avenue (STREET ADDRESS OR ROUTE NUMBER)	4041 Knight Arnold Road (STREET ADDRESS)	Par. 97
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Memphis, Tennessee (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Earl J. Nichols, Alfred W. Nichols and Andrew J. Nichols, as heirs at law of Fielding Harvey Nichols,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Baugh and wife, Eleanor L. Baugh

HEREINAFTER CALLED THE GRANTEES, 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. 6 of Block 6 in Yarbrough's Subdivision of "Woodland", a plan of which is of record in Book 57, page 155, of the Register's Office for said County.

Said Lot No. 6 fronts fifty feet on the westerly side of Grantland Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to Fielding Harvey Nichols, by deed from H. C. Nichols and wife, of record in Book 1101, page 404, Register's O-fice for Davidson County, Tennessee. The said Fielding Harvey Nichols having since died, and said property vested in Earl J. Nichols, Alfred W. Nichols and Andrew J. Nichols,, as the only heirs at law of Fielding Harvey Nichols, subject to the courtesy rights of Hugh C. Nichols. The said Hugh C. Nichols having since conveyed all of his right, title and interest in said property to Earl J. Nichols, Alfred W. Nichols and Andrew J. Nichols by deed of record in Book 3840, Page 875, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 2209 Grantland Avenue, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 20th day of November, 19 69

Earl J. Nichols

Alfred W. Nichols

Andrew J. Nichols

By Earl J. Nichols
Earl J. Nichols
Attorney-in-fact

Andrew J. Nichols
Attorney-in-fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Earl J. Nichols and Andrew J. Nichols

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 20th day of November 1969

Commission expires April 24, 1972

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 20th day of November, 1969, before me, the undersigned, a Notary Public in and forsaid County and State, personally appeared Earl J. Nichols and Andrew J. Nichols, to me known to be the persons who executed the foregoing instrument in behalf of Alfred W. Nichols, and acknowledged that they executed the same as the free act and deed of the said Alfred W. Nichols.

Witness my hand and seal at Nashville, Tennessee, this 20th day of November 1969.

Notary Public

My Commission expires: April 24, 1972

WARRANTY DEED

FROM Earl J. Nichols et al

TO Alfred W. Burch et al

A 6 2 2 8 9

IDENTIF. REFERENCE

DEC 2 2 46 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC-2	CONV	12,000.00			
DEC-2 S'TAX			B*	31.20	
DEC-2 PR'FEE			B*	.50	
DEC-2	W'DEED		B*	3.00	* 34.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.