BOOK 4393 PAGE 770 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 16,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF January 19 70.

Deputy Register

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY

Wardwell Buckner, Attorney, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Peggy Ann Gill (NAME)	MURPHREE MORTGAGE COMPANY (NAME)	117
4923 Raywood (STREET ADDRESS OR ROUTE NUMBER)	226--3rd Avenue North (STREET ADDRESS)	Par 106
Nash, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (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~~ I, Harold Baines, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Peggy Ann Gill, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 327 on the Plan of Fairlane Park, Section III, as of record in Book 2331, page 145 and 146, Register's Office for said County.

SAID Lot No. 327 fronts 63 feet on the northerly side of Fairlane Drive and runs back between lines, 226 feet on the westerly line and 219.9 feet on the easterly line to a dead line in the rear, on which it measures 63.4 feet.

BEING the same property conveyed to Harold Baines and wife, Ann B. Baines, by deed from Arthur Lee Haley and wife, Evelyn B. Haley, of record in Book 3501, page 371, Register's Office for Davidson County, Tennessee, and being the same property vested out of said Ann B. Baines and vested in said Harold Baines by decree of the Fourth Circuit Court for Davidson County, Tennessee, recorded in Minute Book 54, page 92, in the Circuit Court Clerk's Office for said County.

This is unimproved { } improved {X} property, known as _____ (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 seised 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 my hand this 24th day of January, 19 70

Harold Baines

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 Harold Baines

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24 day of January 19 70

Commission expires 7-28-70

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
HAROLD BAINES

TO
PEGGY ANN GILL, UNMARRIED

A 66878

IDENTIF. REFERENCE

JAN 26 4 01 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JAN26 70	CONV	10,000.00			
JAN26 70	S'TAX		A*	26.00	
JAN26 70	PR'FEE		A*	.50	
JAN26 70	W'DEED		A*	3.00	* 29.50