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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 $14,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March 19 70

Notary Public

MY COMMISSION EXPIRES: 2/7/71

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Percy Wilkins, Jr. Attorney 633 Stahlman Bldg. Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Leslie Sawyers (NAME)	Noel-Palmer Mortgage Company (NAME)	Map 59 13
3252 Hummingbird Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Building (STREET ADDRESS)	Par 7
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP)	13D 18605 M.O.

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, VERNON BAGGETT AND WIFE, SARA E. BAGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LESLIE SAWYERS AND WIFE, GLADYS C. SAWYERS

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. 31 on the Map of Treppard Heights, Section VII, as of record in Book 2900, page 13, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly margin of Hummingbird Drive, common corner of Lots Nos. 31 and 113; thence with the line between said two lots northerly 200 feet to a point; thence westerly 190.5 feet to a point; thence southerly 175.0 feet to a point in the intersection of Hummingbird DRive with Pheasant Drive; thence around a curve southeasterly 39.17 feet to a point in the northerly margin of Hummingbird DRive; thence with said margin easterly 181.55 feet to the point of beginning.

BEING the same property conveyed to Vernon Baggett and wife, Sara E. Baggett by deed from Baco, Inc. of record in Book 3074, page 575, Register's Office for Davidson County, Tennessee.

This is { unimproved / improved (X) } property, known as 3252 Hummingbird DRive, 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 13th day of March, 1970

Vernon Baggett — Sara E. Baggett

Vernon Baggett — Sara E. Baggett

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 VERNON BAGGETT AND WIFE, SARA E. BAGGETT

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, Tennessee, this 13th day of March 19 70.

Commission expires 2/7/71

Mary F. Montgomery
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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) 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

VERNON BAGGETT ET UX

TO

LESLIE SAWYERS ET UX

A 71187

IDENTIF. REFERENCE!

MAR 13 11 35 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Paul PERCY WILKINS, JR.
ATTORNEY-AT-LAW
Box 633 STAHLMAN BLDG.
NASHVILLE, TENNESSEE 37201

MAR 13 70	CONV	14,200.00			
MAR 13 70	S'TAX		A*	36.92	
MAR 13 70	PR'FEE		A*	.50	
MAR 13 70	W'DEED		A*	3.00	* 40.42