This Instrument Was Prepared by
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

BOOK 4407 PAGE 559

# WARRANTY DEED

TTC-212734

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Vernon R. Baggett (NAME) | SAME (NAME) | 10-D-19085 |
| Baker Rd. (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | Map. 6 Par. 23.4 |
| Goodlettsville, Tenn. (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*For and in Consideration of the sum of* TEN AND NO/100 * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * * ($10.00) *DOLLARS* cash in hand paid by Vernon R. Baggett and wife, Sara E. Baggett, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

RONALD T. COONS and wife, BEVERLEY F. COONS

*have bargained and sold, and by these presents do transfer and convey unto the said* Vernon R. Baggett and wife, Sara E. Baggett their, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a tract of land in the Tenth Civil District of Davidson County, Tennessee on Bakers Station Road, being Tract No. 5 of the unrecorded subdivision of the Zack Myers Land, and described according to a survey made by Odo E. Rhodes, as follows:

Beginning at a point in the L & N Railroad right of way said point being north 18° west 100 feet from the northeast corner of the land conveyed to William E. Lee and wife, by deed from Zack Q. Myers and wife, as of record in Book 3836, page 212, Register's Office for said County; thence with said L & N Railroad right of way, north 18° west 100 feet to the corner of Tract No. 6 of said land; thence with Tract No. 6 south 79°30' west 760 feet to a point in the line of Tract No. 1; thence with Tract No. 1, south 29° east 100 feet to a point, a corner to Tract No. 4; thence with Tract No. 4, north 80° east 745 feet to the point of beginning and containing 1.75 acres, more or less.

Being the same property conveyed to Ronald T. Coons and wife, Beverley F. Coons, by deed from James G. King and wife, as of record in Book 4002, page 547, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 4,000.00

Affiant

Subscribed and sworn to before me, this the 24th day of October 1969

Notary Public

My commission expires: Nov. 1, 1972.
(Affix Seal)

This conveyance is made subject to Restrictions of record in Book 3840, page 130 and in Book 4002, page 547, said Register's Office.

This conveyance is made subject to an Agreement in regard to a fence as of record in Book 2027, page 167, said Register's Office.

This conveyance is made subject to an easement for a public road as mentioned in an instrument of record in Book 1874, page 58, said Register's Office.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... 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* ~~James R. Cary and wife Sara R. Cary~~ Vernon R. Baggett and wife, Sara E. Baggett *their heirs and assigns, forever.*

*And* we *do covenant with the said* ~~James R. Cary and wife Sara R. Cary~~ Vernon R. Baggett and wife, Sara E. Baggett *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.*

*And* we, Ronald T. Coons and wife, Beverley F. Coons *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* ~~James R. Cary and wife~~ Vernon R. Baggett and wife, Sara E. Baggett ~~Sara R. Cary~~, their *heirs and assigns against the lawful claims of all persons whomsoever.*

*Witness* our *hand* s *this* 24th *day of* October, *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.*

Ronald T. Coons

Ronald T. Coons

Beverley F. Coons

Beverley F. Coons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

*Personally appeared before me,* Reau E. Folk, Jr., *a Notary Public in and for said County and State, the within named*

Ronald T. Coons and wife, Beverley F. Coons

*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* 24th *day of* October, *19*69.

Reau E. Folk Jr., *Notary Public.*

*Commission Expires* July 26, 1970.

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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.....*

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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.....*

# WARRANTY DEED

REF: mas

FROM

RONALD T. COONS and wife

TO

VERNON R. BAGGETT and wife

A 72960

IDENTIF. REFERENCE

MAR 31 10 07 AM '70

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

File: Rec. Acct

| | | | | | |
|---|---|---|---|---|---|
| MAR 31 70 | CONV | *4,000.00 | | | |
| MAR 31 70 | S'TAX | | A* | 10.40 | |
| MAR 31 70 | PR'FEE | | A* | .50 | |
| MAR 31 70 | W'DEED | | A* | 6.00 | * 16.90 |