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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 $19,000.00

Warner M Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May 1970.

Notary Public

MY COMMISSION EXPIRES: 12/12/72

(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
Warner M. Baxter (NAME)	United Mortgagee Servicing Corp. (NAME)	Map 117 4
2003 Sweetbrier Avenue (STREET ADDRESS OR ROUTE NUMBER)	3200 Pacific Avenue (STREET ADDRESS)	Par43
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Virginia Beach, Virginia 23451 (CITY) (STATE) (ZIP)	24W 12625

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, WALTER M. WILLIAMS AND BESSIE W. COCHRAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WARNER M. BAXTER, 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. 25 on the Map of the Resubdivision of T. W. Crutcher and Company's Plat of Jacob Hostettler's Subdivision of Lots 1, 2 and 3 of the Bain Tract, as of record in Book 843, page 71, Register's Office for said County.

SAID Lot No. 25 fronts 60 feet on the southerly side of Sweetbrier Avenue and extends back between parallel lines 160 feet to a dead line.

BEING the same property conveyed to Walter M. Williams and Bessie W. Cochran, each as to an undivided one half interest, by two deeds from Ben S. Williams, an unmarried man, of record in Book 3848, page 994, and Book 3849, page 1, all in the Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2003 Sweetbrier 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 28th day of May, 1970

Walter M. Williams

Bessie W. Cochran

DG·BE

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 WALTER M. WILLIAMS AND BESSIE W. COCHRAN

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 28th day of May 19 70

Commission expires 12/12/72

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

WALTER M. WILLIAMS AND
BESSIE W. COCHRAN TO WARNER M. BAXTER

A 78999

IDENTIF. REFERENCE

JUN 1 9 32 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd PERCY WILKINS, JR.
ATTORNEY-AT-LAW
Box 8 633 STA MAN BLDG.
NASHV' TENNESSEE 37201

JUN-1 70	CONV	19,000.00			
JUN-1 70 S'TAX			A*	49.40	
JUN-1 70 PR'FEE			A*	.50	
JUN-1 70	W'DEED		A*	3.00	* 52.90