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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 $ 15,837.60

C. M. Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF August, 19 70.

Mary E. Jackson
Notary Public

MY COMMISSION EXPIRES: 11-20-73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Russell H. Hippe, Jr., 26th Floor, L & C Tower, Nashville, Tenn.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
C. M. Baggett et ux (NAME)	Murphree Mortgage Company (NAME)	
2945 Lakeland Drive (STREET ADDRESS OR ROUTE NUMBER)	226 Third Avenue, North (STREET ADDRESS)	Map 96-14
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37201 (CITY) (STATE) (ZIP)	Par 65

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, Nat B. Ervin and wife, Junia L. Ervin

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO C. M. Baggett and wife, Bertha P. Baggett

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. 412 on the Map of Cloverhill, Section VII, as of record in Book 2133, page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 412 fronts 74.5 feet on the south side of Lakeland Drive and runs back between lines 158.9 feet on the west line and 159.1 feet on the east line to a dead line in the rear on which it measures 73.7 feet.

Being the same property conveyed to Nat B. Ervin and wife, Junia L. Ervin by deed from Howard Wayne Spencer and wife, Margaret R. Spencer, of record in Book 4144, page 543, said Register's Office.

This conveyance is made subject to Grantees agreeing to assume the payment of the indebtedness evidenced by instrument of record in Book 3900, page 717, Register's Office for Davidson County, Tennessee.

This is improved (X) unimproved ( ) property, known as 2945 (House Number) Lakeland Drive, (Street) Nashville, Tenn. 37214 (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 11th day of August, 19 70

C. M. Baggett
Bertha P. Baggett

Nat B. Ervin
Junia L. Ervin

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Mary E. Jackson, a Notary Public in and for said County and State, the within named Nat B. Ervin and wife, Junia L. Ervin

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 11th day of August 19 70

Commission expires 11-12-72

Mary E. Jackson
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 Nat B. Ervin et ux

TO C. M. Baggett et ux

A 86939

IDENTIF. REFERENCE

AUG 14 2 18 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 14 70	CONV	15,837.60			
AUG 14 70	S'TAX		A*	41.08	
AUG 14 70	PR'FEE		A*	.50	
AUG 14 70	W'DEED		A*	3.00	* 44.58

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Russell H. Hippe, Jr.
26th Floor, L & C Tower
Nashville, Tennessee