BOOK 4439 PAGE 948 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF [illegible] 19[illegible]

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Caesar E. Urrutia, Attorney, 601 Stahlman Building, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John T. Baugh et ux (NAME)	Same (NAME)	Map 105 - 4
1617 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	14W 21415
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Same (CITY) (STATE) (ZIP)	Par. 198

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, John T. Baugh, Trustee with full power to sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John T. Baugh and wife, Virginia Nell Baugh

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 the easterly 37½ feet of Lot No. 48 in John Trimble's National Hill Plan of Lots, in south Nashville, as of record in Book 21, page 121, Register's Office for said County.

Said part of said lot fronts 37½ feet on the south side of Garden Street and runs back between parallel lines, 120 feet to an alley.

Being the same property conveyed to John T. Baugh, Trustee by deed from Sheldon Goldstein and wife, Justina Goldstein as of record in Book 4280, page 214, Register's Office for Davidson County, Tennessee.

This conveyance is made for the purpose of creating a tenancy by the entireties between John T. Baugh and wife, Virginia Nell Baugh as provided for in T. C. A., Section 64-109.

This is unimproved ( ) improved (X) property, known as 17 (House Number) Gordon (Street) St. (P. O. Address) Nashville (City or Town) 37211 (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 hands this 20th day of August, 1969

John T. Baugh, Trustee

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Lewis R. Apple, a Notary Public in and for said County and State, the within named John T. Baugh, Trustee, and individually and wife, Virginia Nell Baugh

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 20 th day of August, 1969.

Commission expires 2-7-73

Lewis R. Apple
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
John T. Baugh, Trustee

TO
John T. Baugh and wife,
Virginia Nell Baugh

Return to
John T. Rowan Jr.
1613 Nolensville Rd.
37211

A 87501

IDENTIF. REFERENCE

AUG 20 12 33 PM '70
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG20 70	CONV	*2,200.00			
AUG20 70 S TAX			A*	5.72	
AUG20 70 PR FEE			A*	.50	
AUG20 70	W DEED		A*	3.00	* 9.22