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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 $ 18,357

Grady L. Baines
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF Nov, 19 70.

Notary Public

MY COMMISSION EXPIRES: 2-7-[illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

W. G. TRABER, ATTORNEY, 2525 LEBANON ROAD, NASHVILLE, TENNESSEE 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Grady L. Baines (NAME)	Noel-Palmer Mortgage Company (NAME)	3D 60048
2826 Twin Lawn Drive (STREET ADDRESS OR ROUTE NUMBER)	402 Stahlman Bldg. (STREET ADDRESS)	96 13 98
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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, Edgar T. Cox and wife, Myrtle A. Cox

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Grady L. Baines and wife, Sadie M. Baines

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. 153 on the Plan of Twin Lawn Subdivision as of record in Book 2331, page 9, Register's Office for said County, and more particularly discribed as follows:

Said Lot No. 153 fronts 85 feet on the northerly side of Twin Lawn Drive and runs back between lines 120 feet on the westerly side and 161.8 feet on the easterly side to a dead line in the rear, and measures 102.2 feet on said dead line, being a broken line.

Being the same property conveyed to Edgar T. Cox and wife, Myrtle A. Cox by deed from Kendall M. Lynch and wife, Nancy Carol Lynch or record in Book 4287, page 196, Register's Office for Davidson County, Tennessee.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 4287, page 198, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2826 Twin Lawn 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 hands this 6 day of ~~October~~ November, 1970

Edgar T. Cox

Myrtle A. Cox

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, WILLIAM G. TRABER, a Notary Public in and for said County and State, the within named Edgar T. Cox and wife, Myrtle A. Cox

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 6 day of October Nov. 1970

Commission expires 2-7-1973

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
Edgar T. Cox, et ux

TO
Grady L. Baines, et ux

A 96531

IDENTIF. REFERENCE

Nov 17 9 06 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAIL TO:
W. G. TRABER
2525 LEBANON ROAD
NASHVILLE, TENN. 37214

NOV 17 70	CONV	18,837.58			
NOV 17 70	S'TAX		A*	48.88	
NOV 17 70	PR'FEE		A*	.50	
NOV 17 70	W'DEED		A*	3.00	* 52.38