This instrument prepared by A.HARRISON JOHNSON, JR., LAW FIRM of Entrekin, Johnson and Holland, 1408 Parkway Towers Bldg., Nashville, TEnnessee 37219

WARRANTY DEED

BOOK 4475 PAGE 782

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
J. DWAYNE BAUGUS ET UX (NAME)	SAME (NAME)	
1010 Drummond Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map. 145-6 Par. 58 Pd
Nashville, Tenn 37211 (CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TENAND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid by J. DWAYNE BAUGUS and wife, LINDA JOYCE, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

WILLIAM RICHARD DICKERSON and wife, MARY LEE DICKERSON

have this day bargained and sold, and do hereby transfer and convey unto the said

J. DWAYNE BAUGUS and wife, LINDA JOYCE BAUGUS

their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Lot No. 35 on the Plan of Tyne Valley Estates, Section 12, as of record in Book 3842, page 255, Register's Office for said County.

SAID Lot No. 35 fronts 185 feet on the northerly side of Beauregard Drive and extends back 330.3 feet on the westerly line and 349.0 feet on the easterly line to a broken line measuring 188.5 feet thereon.

BEING the same property conveyed to William Richard Dickerson and wife, Mary Lee Dickerson by deed from Betty Garner Brent, of record in book 4475 page, 280 Register's Office for said County.

This conveyance is made subject to restrictive covenants contained in an instrument of record in Book 3574, page 303, made applicable to this section by instrument of record in book 4225, page 185, register's office for Davidson County, Tennessee, and a ten-foot public utilities and drainage easement, anchor easements and owner's certificate as shown on plan of record in book 3842, page 255, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 7,000.00

Subscribed and sworn to before me, this the 20th day of January 19 71

Affiant

My commission expires: August 5 1972 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as 5844 Beauregard Drive Nashville, Tenn. 5848 Beauregard Drive (House Number) (Street) Nashville, Tennessee (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

J. DWAYNE BAUGUS and wife, LINDA JOYCE BAUGUS

their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes and stated above.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said J. DWAYNE BAUGUS and wife, LINDA JOYCE BAUGUS their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 21ST day of January, 1971, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Mary Lee Dickerson
MARY LEE DICKERSON

William Richard Dickerson
WILLIAM RICHARD DICKERSON

BOOK 1475 PAGE 783

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned *a Notary Public in and for said County and State,* William Richard Dickerson and wife Mary Lee Dickerson

the within named 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~~ 29 *day of* January, *1971*

J. Dwayne Baugus *Notary Public*

Commission expires August 5, 1972

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 .....

JAN25 CONV *7,000.00
JAN25 S'TAX A* 18.20
JAN25 PR'FEE A* .50
JAN25 W'DEED A* 3.00 * 21.70

RETURN TO: A. HARRISON JOHNSON, JR.
Entrekin, JOhnson & Holland
1408 Parkway Towers Bldg.
Nashville, Tennessee 37219

WARRANTY DEED

FROM
WILLIAM RICHARD DICKERSON ET UX
TO
J. DWAYNE BAUGUS ET UX

B 02965

IDENTIF. REFERENCE

JAN 25 1 51 PM '71

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE