TENNESSEE TITLE COMPANY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr. and Mrs. Allen Baxter, Jr., (NAME)	Guaranty Mortgage Company, (NAME)	13D-48920
4905 Vistaview Drive, (STREET ADDRESS OR ROUTE NUMBER)	311 Seventh Avenue, North (STREET ADDRESS)	BOOK 4477 PAGE 73
Nashville, Tenn (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. (CITY) (ZONE) (STATE)	

This instrument prepared by H. Lynn Greer, Jr., 311 Seventh Avenue, North, Nashville, Tenn.

For and in consideration of the sum of Ten and No/100 ($10.00) DOLLARS cash in hand paid by Allen Baxter, Jr., and wife, Dorothy Baxter

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, ~~xxxx~~ I, H. Lynn Greer, Jr., Trustee, with full power

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said 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. 113 on the Plan of Buena Vista Estates, Section II, of record in Book 3842, page 257, Register's Office for said County.
Said Lot No. 113 fronts 85.00 feet on the westerly side of Vistaview Drive and runs back between lines 126.6 feet on the southerly side and 168.9 feet on the northerly side to a broken line in the rear measuring 84.4 feet thereon.
Being part of the same property conveyed to H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber or otherwise convey without the joinder of any beneficiary by deed from Mary Brainard Boyd of record in Book 4168, page 10, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

The 1971 taxes have been prorated and are hereby assumed by the purchasers.

This is unimproved (x) / improved ( ) property, known as 4905 Vistaview Drive, Nashville, Tenn.
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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.

Whenever 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 29th day of January 19 71.

H. Lynn Greer, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, A. M. Tenison, a Notary Public in and for said County and State, the within named H. Lynn Greer, Jr., the bargainors, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 19 71.

Commission expires February 14, 1973 Notary Public A. M. Tenison

TENNESSEE TITLE COMPANY

GUARANTY MORTGAGE CO. OF NASHVILLE

Warranty Deed

FROM

H. LYNN GREER, JR., TRUSTEE

To

ALLEN BAXTER, JR., ET UX

REGISTER STAMP BELOW

The actual consideration for this transfer or value of property (whichever is greater) is $19,900.00 this is equal to or greater than [illegible] property would bring at a fair and voluntary sale.

Allen Baxter

Sworn to and subscribed before me this 29th day of January 1971

A.M.Tenison, Notary Public
My Commission Expires: Feb. 14, 1973

PUT REVENUE STAMPS HERE:

PUT COUNTY COURT CLERK'S STAMP HERE:

$19,900.00 - 55.24

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NASHVILLE, TENNESSEE
Zone Office
LAWYERS TITLE INSURANCE CORPORATION
1004

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IDENTIF. REFERENCE

FEB 1 1 44 PM '71

FELIX Z. NIELSON II REGISTER
DAVIDSON COUNTY, TENN.

FEB-15	CONV	19,900.00			
FEB-15	S'TAX		A*	51.74	
FEB-15	PR'FEE		A*	.50	
FEB-15	W'DEED		A*	3.00	* 55.24