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BOOK 4487 PAGE 652

Form No. WD-1

IDENTIF. REFERENCE

MAR 22 10 40 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$32,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF March, 19 71

Notary Public Edward Seddon

MY COMMISSION EXPIRES: 11/26/73

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Edward Seddon, Attorney — 480 James Robertson Pkwy. Nashville, Tennessee 37219

NAME — ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Baum (NAME)	Same (NAME)	07DA-07325
Lot #1 Rolland Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 104-13
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 113

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, Ira T. Adams and wife, Martha S. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Baum and wife, Charlotte O. Baum

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. 1 on the plan of Myrtlewood resubdivision as of record in Book 4350, Page 88, Register's Office, Davidson County, Tennessee.

Said Lot No. 1 fronts 120 feet on the northerly side of Rolland Road and extends back 172 feet on the westerly line and 127.70 feet on the easterly line to a dead line measuring 33.54 feet thereon.

Being the same property conveyed to the grantors by deed from Mack D. O'Brien and wife, of record in Book 4450, Page 982, Register's Office, Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as Lot #1 Rolland Road, Nashville, 37205
(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 hand s this 19th day of March, 19 71

Ira T. Adams

Martha S. Adams

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Edward Seddon, a Notary Public in and for said County and State, the within named Ira T. Adams Et ux Martha S. Adams

the 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 19th day of March 19 71

Commission expires 11/26/73

Notary Public
EDWARD SEDDON

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 (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) 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

(his oath) (himself) (they)

WARRANTY DEED

FROM

IRA T. ADAMS ET UX MARTHA S. ADAMS

TO

JOHN E. BAUM ET UX CHARLOTTE O. BAUM

MAR 22 71 CONV 32,000.00
MAR 22 71 S'TAX A* 83.20
MAR 22 71 PR'FEE A* .50
MAR 22 71 W'DEED A* 3.00 * 86.70

Edward Seddon
Attorney-at-Law
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