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BOOK 4487 PAGE 658

Form No. WD-1

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)

IDENTIF. REFERENCE

MAR 22 10 42 AM '71

REGISTER
DAVIDSON COUNTY, TENN.

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 Et ux (NAME)	Same (NAME)	07DA09722
145 Kenner Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Mp. 116-3
Nashville, Tenn. 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Par. 135

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 Et ux Martha S. Adams

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John E. Baum Et ux, 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. 2 on the re-subdivision of Lot No. 70, Kenner Manor Land Company's, second subdivision of the Kenner tract, recorded in Plat Book 4300, Page 54.

SAID Lot No. 2 fronts 50.0 feet on the westerly side of Kenner Avenue and runs back between lines 200 feet to a dead line in the rear measuring 49.5 feet thereon. Being the same parcel of land conveyed to the grantors by Deed from John C. Walton and wife, Virginia Y. Walton, recorded in Book 4453, Page 367.

This is unimproved ( ) improved (X) property, known as 145 Kenner Avenue, Nashville, Tennessee 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 hands 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 1971

Commission expires 11/26/73

Notary Public

STATE OF TENNESSEE
Davidson County

Edward Seddon

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____
(they)
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

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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Nashville, Tennessee 37219