ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Mr.&Mrs. Grafton D.Baxter Jr.	Lovell & Malone, Inc.	
(NAME)	(NAME)	Map 43-6
540 Roosevelt Avenue	P. O. Box 2663-Uptown Station	Par. 295
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tennessee 37115	Nashville, Tennessee 37219	Pd
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of TEN AND NO/100 ($10.00) - DOLLARS

JOHN RIADON HOMES, INC., A TENNESSEE CORPORATION

DEC30 CONV 17,500.00
DEC30 S TAX A* 45.50
DEC30 PRFEE A* .50
DEC30 WDEED A* 4.00 * 50.00

have bargained and sold, and by these presents do transfer and convey unto the said GRAFTON D. BAXTER JR. AND WIFE, OLIVIA F. BAXTER

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land located in Davidson County, Tennessee being Lot No. 152 on the Plan of Madison Park, Section 7, as of record in Book 4300, page 84, Register's Office for said County, described as follows:

Said Lot No. 152 fronts 62 feet on the southerly side of Roosevelt Avenue and extends back between parallel lines 140 feet to a dead line.

Being part of the property conveyed to John Riadon Homes, Inc. by deed from L. & H. Development Company, Inc., as of record in Book 4519, page 594, Register's Office for Davidson County, Tennessee.

The above described property is conveyed subject to Restrictions as of record in Book 4487, page 188, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) / improved (X) property, known as 540 Roosevelt Avenue
(House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

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 December, 1971.

JOHN RIADON HOMES, INC.
BY: [signature]
(John W. Riadon III, President)

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19__

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, William C. Boyers, a Notary Public within and for the State and County aforesaid, personally appeared John W. Riadon III with whom I am personally acquainted and who upon this oath acknowledged himself to be the President of the John Riadon Homes, Inc. the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said John W. Riadon III as such President

Witness my hand and official seal at office at Nashville, Tennessee on this the 29th day of December, 19 71

My commission expires 7/29/73 Notary Public William C. Boyers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 17,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Grafton D. Baxter Jr.
(Grafton D. Baxter Jr.)

Sworn to and subscribed before me
this 29th day of December, 19 71

My commission expires 7/29/73 Notary Public William C. Boyers

This instrument was prepared by:

Name	This Instrument Was Prepared By WILLIAM C. BOYERS, ATTY.	Address
	404 JAMES ROBERTSON PARKWAY NASHVILLE, TENN. 37219	

WARRANTY DEED

FROM

JOHN RIADON HOMES, INC.

A TENNESSEE CORPORATION

TO

GRAFTON D. BAXTER JR. AND

WIFE, OLIVIA F. BAXTER

B 4 3 1 1 8

IDENTIF. REFERENCE

Dec 30 3 54 PH '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

TENNESSEE TITLE COMPANY
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219

MAIL: LOVELL & MALONE, INC.
IES ROBERTSON PARKWAY
ST — P. O. BOX 2663
SSEE 372

632 - HA