This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
3829 Cleghorn Ave., Nashville, Tenn.

# WARRANTY DEED

TTC-226592

REAU E. FOLK, JR. FORM

| MAP-PARCEL NUMBER(S) | NAME AND ADDRESS OF NEW OWNER(S) | SEND TAX BILLS TO |
|---|---|---|
| 21-0-16 | Mr/Mrs Clyde E. Lovell<br>3245 Kings Lane<br>Nashville, Tennessee 37218 | New Owners |
| FIELD BOOK NUMBER(S) | STREET ADDRESS OF SUBJECT PROPERTY | LOAN OR ACCOUNT NO. |
| 14D-21990 | Lot No. 4 (IF IMPROVED)<br>Baggett Subdivision | PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED |

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF THE COUNTY REFERRED TO BELOW.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

| | | | | | |
|---|---|---|---|---|---|
| JUL-7[illegible] | CONV | *3,500.00 | | | |
| JUL-7[illegible] | S'TAX | | A* | 9.10 | |
| JUL-7[illegible] | PR'FEE | | A* | .50 | |
| JUL-7[illegible] | W'DEED | | A* | 4.00 | * 13.60 |

E. L. BAGGETT and wife, TALLULAH A. BAGGETT, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto CLYDE E. LOVELL and wife, OLLIE JEAN LOVELL,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 4 on the Plan of Baggett Subdivision, Section 2, as of record in Book 4595, page 14.

Said lot fronts 211.12 feet on the westerly margin of Eaton's Creek Road and runs back 159.85 feet on the southerly line and 250.10 feet on the northerly line to a dead line in the rear on which it measures 230.1 feet.

Being part of the property conveyed to E. L. Baggett and wife, Tallulah A. Baggett by deed from T. B. Foster, Trustee, as of record in Book 3813, page 801.

This conveyance is made subject to such restrictions as may be recorded applicable to the subdivision.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for 1972 taxes, which have been assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 29th day of June, 1972.

Tallulah A. Baggett
Tallulah A. Baggett

E. L. Baggett
E. L. Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4616 PAGE 762

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named E. L. Baggett and wife, Tallulah A. Baggett 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, the 29th day of June, 1972.

Reau E. Folk
Notary Public

My commission expires: July 23, 1974.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,500.00

Clyde E. Lovell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF June 72

MY COMMISSION EXPIRES July 23, 1974. (AFFIX SEAL) Reau E. Folk
Notary Public

B 6 6 4 2 8

WARRANTY DEED
REF: VS

FROM
E. L. BAGGETT AND WIFE

TO
CLYDE E. LOVELL AND WIFE

IDENTIF. REFERENCE

JUL 7 10 39 AM '72
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File: Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public