WARRANTY DEED

BOOK 4713 PAGE 854

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert F. Baxter, et ux		FH 02572
(NAME) 1712 Old Hickory Blvd.	(NAME) Same	Map 158-12
(STREET ADDRESS OR ROUTE NUMBER) Brentwood, TN 37027	(STREET ADDRESS)	Par. 11
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100---------- .....

---------- *Dollars,*

cash in hand paid by Robert F. Baxter and wife, Bethany M. Baxter, and other good and valuable consideration, the receipt of which is hereby acknowledged;

Estes-Taylor Company, a Tennessee corporation

.....

have this day bargained and sold, and do hereby transfer and convey unto the said Robert F. Baxter and wife, Bethany M. Baxter .....

..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot #537, on the Plan of Hillsboro Park, Section 13, as of record in Book 4175, page 20, Register's Office for Davidson County, Tennessee.

Said Lot #537, fronts 200 feet on the northerly side of Old Hickory Blvd. and extends back between parallel lines 437 feet to a dead line.

Being part of the property conveyed to Estes-Taylor Company by James Hoyt Strother by Warranty Deed of record in Book 4489, page 840, RODC, Tennessee.

This conveyance is made subject to: Easement and setback lines and conditions of owners certificate as shown on Plan of record in Book 4175, page 30, RODC, Tennessee; and Restrictive Covenants contained in instrument recorded in Book 4242, page 811, RODC, Tennessee

Prepared by: Goodpasture, Carpenter, Woods & Sasser

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 77,950.00

Subscribed and sworn to before me, this the 21st day of May, June 1973

Affiant

My commission expires: June 1, 1973 (Affix Seal)

Notary Public

This is improved (X) property, known as 1712 Old Hickory Blvd. (House Number) (Street) Nashville P. O. Address: TN 37215 (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said .....

Robert F. Baxter and wife, Bethany M. Baxter

..... *(successors), heirs and assigns forever.* Grantor *covenant that* it is *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

Grantor *further covenant and bind* s itself, its successors *and representatives, to warrant and forever defend the title to said real estate to said* Robert F. Baxter and wife, Bethany M. Baxter, their

heirs and assigns, against the lawful claims of all persons.

Witness our *hands this* 7 *day of* May, 19 73, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

G. F. Cole, Jr., member of committee, joins in this instrument in order to consent hereto pursuant to terms and conditions contained in instrument of record in Book 4207, p 397, RODC, TN.

By: G. F. Cole Jr.
G. F. Cole, Jr. Member of Committee

ESTES-TAYLOR COMPANY, Inc.

By: J. Frank Estes
President

Attest: Jean Arnold Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

the within named 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.....Tennessee, this.....day of.....19.....

.....*Notary Public*

Commission expires.....

JUN-4 CONV 77,950.00
JUN-4 STAX A* 202.54
JUN-4 PRFEE A* .50
JUN-4 RECFEE A* 4.00 * 207.04

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Genevieve Hood, *a Notary Public of the State and County aforesaid, personally appeared* Frank Estes and Jean Arnold, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* Estes-Taylor Company, Inc., *the within named bargainor, a corporation, and that* they *as such* President and Secretary *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves as President and Secretary.

Witness my hand and seal, at office in Nashville, TN 37215
this 7 *day of* May, *19* 73.

Genevieve Hood .....*Notary Public*

Commission expires My Commission Expires September 2, 1975

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Steven C. Cowan, a Notary Public in and for said County and State, G. F. Cole, Jr., Member of Committee the within named bargainor 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 25th day of May, 1973.

Steven C. Cowan Notary Public

Commission expires Nov. 12, 1974

309456

IDENTIF. REFERENCE

JUN 4 1 11 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED
FROM
TO

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.-S. W. Corner
Third & Union
Phone 250-2650
NASHVILLE, TENNESSEE

File 1st Amer.