This Instrument prepared by:
John W. Kelley, Atty.
Third National Bank Building

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
75-9-141	John C. Baggett, et al 1112 Darbytown Drive Nashville, Tenn. 37207	New Owners 1112 Darbytown Drive Nashville, Tenn. 37207
FIELD BOOK NUMBER(S) 4D-28280	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

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

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

JAN16	CONV	65,000.00			
JAN16	S TAX		A*	169.00	
JAN16	PR FEE		A*	.50	
JAN16	W DEED		A*	4.00	* 173.50

A. H. JOHNSON, SUBSTITUTE TRUSTEE

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOHN C. BAGGETT and wife, ISABELLE M. BAGGETT and TERRY W. BAGGETT and GERRY A. BAGGETT

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. 1 on the Plan of the Resubdivision of Commercial Area #5, Hermitage Hills, as of record in Book 4715, page 60, described as follows:

BEGINNING at a concrete monument in the westerly right of way of Old Hickory Boulevard at the northeast corner of the Third National Bank Building Lot; thence with the Third National Bank Building Lots north line, south 73 degrees 54 minutes west 300 feet to an iron pin in the Hermitage Church of Christ line; thence with the Hermitage Church of Christ east line, north 16 degrees 06 minutes west 150 feet to an iron pin; thence north 73 degrees 54 minutes east 300 feet to a concrete monument in the westerly right of way line of Old Hickory Boulevard; thence south 16 degrees 06 minutes east 150 feet to the beginning.

Being part of the property conveyed to Miller Kimbrough, Trustee, by deed from Jas. E. Covington, Clerk & Master, as of record in Book 2694, page 514, A. H. Johnson having been appointed Substitute Trustee by an unrecorded instrument.

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 1974 taxes, which have been prorated and 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 16th day of January, 1974.

A. H. Johnson, Substitute Trustee

A. H. Johnson, Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4780 PAGE 970

Before me, Mary Ann Selley, a Notary Public in and for the State and County aforesaid, personally appeared the within named A. H. Johnson, Substitute Trustee the bargainor(s), 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, the 16th day of January, 1974.

Mary Ann Selley
Notary Public

My commission expires: 7-23-74

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 $65,000.00

John C Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF January 74

My Commission Expires 7-23-74
(AFFIX SEAL)

W Williams
Notary Public

WARRANTY DEED

FROM

A. H. JOHNSON, SUBSTITUTE TRUSTEE

TO

JOHN C. BAGGETT AND WIFE, ET AL

C 3 8 6 1 2

IDENTIF. REFERENCE

JAN 16 11 05 AM '74

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

RUSH

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

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