FORM NO. WD-1

BOOK 4861 PAGE 202

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF October, 1974

Notary Public

MY COMMISSION EXPIRES: NOTARY PUBLIC 13-1977

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom G. Coleman, Jr., Atty., 1623 Parkway Towers, Nashville, Tennessee
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Nichols, unmarried (NAME)	New Owner (NAME)	Map 21
3712 OLD CLARKSVILLE HWY (STREET ADDRESS OR ROUTE NUMBER)	3712 OLD CLARKSVILLE Highway (STREET ADDRESS)	Par 207
JOELTON, TENN (CITY) (STATE) (P. O. ZIP)	JOELTON, TENN (CITY) (STATE) (ZIP)	14D-21994

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, E. L. Baggett and wife, Tallulah A. Baggett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wayne Nichols, unmarried

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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Baggett Subdivision, Section 1, as of record in Book 3842, Page 93, said Register's Office.

Said Lot No. 1 fronts 120 feet on the northerly side of Old Clarksville Highway and extends back 383 feet on the westerly line and 420 feet on the easterly line to a dead line, measuring 175.3 feet thereon.

Being part of the real property conveyed to E. L. Baggett and wife, Tallulah A. Baggett, by deed from T. B. Foster, Trustee, of record in Book 3813, Page 801, Register's Office for Davidson County, Tennessee.

This instrument is made subject to the Plan of record in Book 3842, Page 93, said Register's Office, and to all applicable local government planning and zoning regulations.

This is { } unimproved { } improved property, known as 3712 OLD CLARKSVILLE Highway JOELTON, TENN.
(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 hand s this 10th day of October, 19 74

E. L. Baggett Tallulah A. Baggett

STATE OF TENNESSEE
Davidson County

BOOK 4861 PAGE 203

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, 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 Madison, Tennessee, this 10th day of October 19 74

Commission expires NOVEMBER 13, 1977

Notary Public

CARVER & LANDERS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

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

TO
Wayne Nichols, unmarried

AFTER RECORDING RETURN TO
LAMONT PROPERTIES
DONALD C CARVER
P.O. Box 311
MADISON, TENN. 37115

C 74934

IDENTIF. REFERENCE

OCT 16 9 52 AM '74
FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OCT 16 74	CONV	30,000.00			
OCT 16 74	S'TAX		A*	78.00	
OCT 16 74	PR'FEE		A*	.50	
OCT 16 74	W'DEED		A*	4.00	* 82.50