This instrument prepared by: Andrew D. Tanner, Attorney
507 American Trust Building,
Nashville, TN 37219

BOOK 4875 PAGE 509

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul M. Baggett, et ux	First Federal Savings & Loan Association	6DU-33465
(NAME) 5050 Regent Drive	(NAME) Fourth and Union Street	Map 146-11
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37220	(STREET ADDRESS) Nashville, Tennessee 37219	Par. 17
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of

TEN and NO/100 - - - - - - - - ($10.00) - *Dollars,*

paid by Grantees and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption by said Grantees of the unpaid principal balance of a note payable to First Federal Savings and Loan Association of Nashville, secured by a deed of trust to T. R. Holman, Jr., Trustee, and recorded in Book 4695, page 583, Register's Office for Davidson County, Tennessee, payable as specified therein. Grantees further agree to assume the obligation of the original borrower, John E. Gregg and wife, Brenda C. Gregg, for any amount paid by Veterans Administration for the borrower under the terms of the instrument creating the loan.

WE, JOHN E GREGG and wife, BRENDA C. GREGG,

have this day bargained and sold, and do hereby transfer and convey unto the said

PAUL M. BAGGETT and wife, NANCY C. BAGGETT,

their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 18 on the Map of Section One, Revised, Crieve Hall Estates, as of record in Book 1835, pages 122, 123, and 124, Register's Office for said County.

Said Lot No. 18 fronts 75 feet on the east side of Regent Drive and runs back between lines, 240 feet on the north line and 259.8 feet on the south line, to a dead line in the rear on which it measures 78.4 feet.

Being the same property conveyed to John E. Gregg and wife, Brenda C. Gregg, by deed from Buren F. Maxey and wife, Linda L. Maxey, as of record in Book 4695, page 581, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

It is expressly agreed and understood that all right, title and interest in and to the escrow account is hereby transferred to said Grantees.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $23,575.00

Subscribed and sworn to before me, this the 13th day of December 19 74

Affiant

My commission expires: [illegible]
(Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 5050 Regent Drive, (House Number) Nashville, (Street) P. O. Address: Tennessee 37220 (City or Town)

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

Paul M. Baggett and wife, Nancy C. Baggett,

their *(successors),*

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for abovementioned deed of trust assumed by Grantees.

We *further covenant and bind* ourselves/our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Paul M. Baggett and wife, Nancy C. Baggett,

their

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

Witness our *hand* s *this* thirteenth *day of* December, 19 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Brenda C. Gregg

John E. Gregg

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* John E. Gregg and wife, Brenda C. Gregg, *the within named bargainors, 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* 13th *day of* December, *19* 74.

Ina N. Kent, *Notary Public*

Commission expires My Commission Expires Nov. 8, 1975

IRA N. KENT NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....*he as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

DEC 17 72 CONV 23,575.47
DEC 17 72 S'TAX A* 61.36
DEC 17 72 PR'FEE A* .50
DEC 17 72 W'DEED A* 4.00 * 65.86

WARRANTY DEED

FROM
JOHN E. GREGG, ET UX
TO
PAUL M. BAGGETT, ET UX

C 81645

IDENTIF. REFERENCE

DEC 17 9 28 AM '74

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE

Mail to: Nixon-Kent Realty Co., Inc., 2535 Franklin Road, Nashville, Tennessee 37204