Prepared by: Stevenson & Shard
Gale - Brady
Greene

BOOK 4881 PAGE 670

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
William Thomas Baty, et ux	First Federal Sav. & Loan Assoc.	Map 72-5
(NAME) 921 Elvira Avenue	(NAME) 4th and Union	Parcel 82
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37205	(STREET ADDRESS) Nashville, Tennessee	15DA05499
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars,

cash and other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption by the grantees of the outstanding balance of a note secured by a deed of trust of record in Book 4655, page 838, Register's Office for Davidson County, Tennessee

I, James T. Whaley,

have this day bargained and sold, and do hereby transfer and convey unto the said William Thomas Baty and wife, Mildred Beard Baty,

their (successors), heirs and assigns,

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

Two tracts of land in Davidson County, Tennessee, described as follows:

TRACT NO. 1: Being the rear 180 feet of the easterly half of Lot No. 8 as shown on the Map of C. W. Waller's Subdivision, of the John D. Anderson Home Place, as of record in Book 421, page 35, Register's Office for said County. Said part of said lot fronts 50 feet on the northerly side of Thomas Street and extends back between parallel lines, 180 feet, more or less, to a dead line in the rear, which dead line is located 200 feet south of the southerly margin of Elvira Avenue.

TRACT NO. 2: Being the westerly 17 feet of the southerly 132 feet of the easterly 100 feet of Lot No. 7 on the Plan of C. W. Waller's Subdivision of the John D. Anderson Home Place, as of record in Book 421, page 35, said Register's Office, described according with the survey made by Hickerson-Miller, Engineers-Surveyors, dated April 14, 1959, as follows:
Beginning at a point on the northerly margin of Thomas Street; being north 86° west 683 feet from the northerly intersection of Thomas Street and Anderson Place; thence along said margin of Thomas Street,

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 7 day of January 19 75

Affiant James T. Whaley

My commission expires April 23, 75 (Affix Seal)

Notary Public E. Geddie Dickerson

This is unimproved ( ) improved (X) property, known as 915 Thomas Avenue, Nashville, Tennessee (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said William Thomas Baty and wife, Mildred Beard Baty, their (successors), heirs and assigns forever. I covenant that I am 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 as of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said William Thomas Baty and wife, Mildred Beard Baty, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness, our hand this 7 day of January, 19 75 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James T. Whaley

Carolyn Whaley

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ezell Dickerson, a Notary Public in and for said County and State, James T. Whaley and Carolyn Whaley

the within named 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 9 day of January, 19 75.

Commission expires April 23. 78 Ezell Dickerson Notary Public

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.....

(description continued)

north 86° west 17 feet to a point; thence north 4° 30' east 132 feet to a point; thence south 86° east 17 feet to a point; thence south 4° 30' west 132 feet to the beginning.

Being the same property conveyed to James T. Whaley, by deed from Ezell Dickerson and wife, Mildred Dickerson, of record in Book 4655, page 836, Register's Office for said County. Carolyn Whaley, wife of James T. Whaley, joins in this convevance for the sole purpose of waiving whatever rights of dower and homestead she may have in this property but no further or otherwise.

JAN 15 75	CONV	18,500.00			
JAN 15 75	S'TAX		A*	48.10	
JAN 15 75	PR'FEE		A*	.50	
JAN 15 75	W'DEED		A*	4.00	* 52.60

WARRANTY DEED

FROM

James T. Whaley

TO

William Thomas Baty and wife, Mildred Beard Baty

EZELL DICKERSON AGENCY
Real Estate - Insurance
3926 Gallatin Rd. Nashville, Tenn.
Phone 262-3337

C 8 4 4 5 0

IDENTIF. REFERENCE

JAN 15 2 11 PM '75

FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238