BOOK 4899 PAGE 695

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1975.

Notary Public

MY COMMISSION EXPIRES: 11-30-76

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

WILKINS & ADAMS, Attorneys, 112 Stahlman Building, Nashville, Tenn.

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roosevelt Baugh (NAME)	Mortgage Associates, Inc. (NAME)	12D 30735
3251 Spears Road (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive N.E. (STREET ADDRESS)	Map 50-14
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	Par 96

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, OLIVER H. DALE and wife, CLAUDINE M. DALE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROOSEVELT BAUGH and wife, RUTH D. BAUGH

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. 406 on the plan of Parkwood Estates, Section Two, of record in Plan Book 3300, page 5, Register's Office for said County.

SAID Lot No. 406 fronts 74.48 feet on the northerly margin of Spears Road and extends back 150.0 feet on the easterly line and 150.0 feet on the westerly line to a broken line in the rear, measuring 82.63 feet thereon.

BEING the same property conveyed to Oliver H. Dale and wife, Claudine M. Dale, by deed from Earl Ray Melton and wife, Carolyn C. Melton, of record in Book 4866, page 676, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 3251 Spears Road, Nashville, Tennessee 37207
(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 21st day of March, 1975

Oliver H. Dale

Claudine M. Dale

STATE OF TENNESSEE
Davidson County

BOOK 4899 PAGE 696

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named OLIVER H. DALE and wife, CLAUDINE M. DALE

the 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 21st day of March 19 75

Commission expires April 23, 1978

Corinne B. Baker
Notary Public

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 (his oath / their several oaths) acknowledged (himself / 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

CORINNE B. BAKER NOTARY PUBLIC DAVIDSON COUNTY, TENN.

C92289

WARRANTY DEED

FROM

OLIVER H. DALE ET UX

TO

ROOSEVELT BAUGH ET UX

IDENTIF. REFERENCE

MAR 27 4 06 PM '75

REGISTER
DAVIDSON COUNTY, TENN.

MAR 27 75	CONV	31,000.00			
MAR 27 75	S'TAX		A*	80.60	
MAR 27 75	PR'FEE		A*	.50	
MAR 27 75	W'DEED		A*	4.00	* 85.10

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

Rec'd $85.10

ATTORNEYS AT LAW
112 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201