This instrument prepared by:
RAYMOND H. DARROW, ATTORNEY
First American Center
Nashville, Tennessee

BOOK 4945 PAGE 309

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Baccus et ux.	Noel-Palmer Mortgage Company, Inc.	131-6-41
(NAME) 2019 Castleman Drive	(NAME) Parkway Towers	16DA-28380
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS) Nashville, Tennessee	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

cash in hand paid by Daniel Baccus and wife, Patsy T. Baccus, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Daniel Baccus and wife, Patsy T. Baccus, have assumed and agreed to pay the unpaid balance of an original indebtedness of $23,700.00 secured by deed of trust of record in book 4346, page 196, Register's Office for Davidson County, Tennessee, and assigned by instrument of record in book 4352, page 891, said Register's Office,

We, Charles G. Wallace and wife, Carolyn R. Wallace,

have this day bargained and sold, and do hereby transfer and convey unto the said Daniel Baccus and wife, Patsy T. Baccus, their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 14 and the easterly one-half of Lot No. 13 of Block 7 on the Map of Overton Hills Subdivision, as of record in Book 843, page 66, Register's Office for said County.

Said Lot No. 14 and part of Lot No. 13 front together 150 feet on the southerly side of Castleman Drive and run back between parallel lines 316.6 feet on the easterly line and 313.3 feet on the westerly line to a dead line, measuring 150 feet thereon.

Being the same property conveyed to Charles G. Wallace and wife, Carolyn R. Wallace, by deed from Mary Stahlman Douglas, of record in Book 4346, page 194, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $23,500.00

Subscribed and sworn to before me, this the 25th day of August 19 75

Affiant

My commission expires: 4/25/76 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 2019 Castleman Drive, 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 Daniel Baccus and wife, Patsy T. Baccus, 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 as above set out, and taxes for 1975 which are prorated and assumed by the grantees.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Daniel Baccus and wife, Patsy T. Baccus, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 25th *day of* August, 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.*

Charles G. Wallace

Carolyn R. Wallace

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, Charles G. Wallace and wife, Carolyn R. Wallace,

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 25th day of August, 19 75.

Mary Ensey
Notary Public

Commission expires 4/25/76

MARY ENSEY NOTARY PUBLIC AT LARGE TENNESSEE STATE

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.....

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
AMERICAN TRUST BLDG.
NASHVILLE, TENN. 37201 22642

WARRANTY DEED

FROM
Charles G. Wallace et ux.

TO
Daniel Baccus et ux.

D 12864

IDENTIF. REFERENCE

AUG 26 2 00 PM '75

FELIX L. WILSON, JR. REGISTER
DAVIDSON COUNTY, TENN.

AUG26 75	CONV	72,500.00			
AUG26 75	S'TAX		A*	188.50	
AUG26 75	PR'FEE		A*	.50	
AUG26 75	W'DEED		A*	4.00	* 193.00

Compliments of

Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238