BOOK 4954 PAGE 747 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$39,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF September 1975.

Notary Public

MY COMMISSION EXPIRES: 8-15-77

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY J. C. Dale, Jr., Attorney, 1406 Nashville City Bank & Trust Bldg.,Nashville,Tn. 37201
NAME ADDRESS

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Malcolm Baird, et ux (NAME) | First Federal Savings & Loan (NAME) | 131-4 |
| 4213 Hillcrest Avenue (STREET ADDRESS OR ROUTE NUMBER) | Union at Fourth Avenue (STREET ADDRESS) | 181 |
| Nashville, Tennessee (CITY) (STATE) (P. O. ZIP) | Nashville, Tennessee 37219 (CITY) (STATE) (ZIP) | |

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, Carolyn Rasmussen, a widow, and Katherine Deathridge, unmarried,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Malcolm Baird and wife, Deborah M. Baird

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 the 7th Civil District of Davidson County, Tennessee, being the northerly one-half of Lot No. 35 on the Map of M. N. Young's Park View Subdivision, as of record in Book 547, Page 173, Register's Office for said County.

Said part of Lot No. 35 fronts 86-1/2 feet on the westerly side of Hillcrest Avenue and runs back 159.1 feet, more or less, on the southerly line, and 187 feet on the northerly line with the southerly margin of Frances Avenue to the easterly line of Lot No. 34,measuring 82 feet thereon.

Being the same property conveyed to Jeannette D. Bateman by deed from Dan Leech and wife, Mabel G. Leech, of record in Book 1132, Page 418, said Register's Office.

Said property was devised to Katherine Deathridge and Carolyn Rasmussen, by Will of Jeannette Deathridge Bateman, deceased, of record in Will Book 106, Page 65, Probate Court for Davidson County, Tennessee.

1975 Metropolitan Property Taxes are a lien on said property, are prorated as of the date of this deed, and assumed by Grantees.

This is unimproved ( ) improved (X) property, known as 4213 Hillcrest Avenue, Nashville, Tennessee 37204
(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 24th day of September, 19 75

Carolyn Rasmussen
Carolyn Rasmussen

Katherine Deathridge
Katherine Deathridge

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, V. L. Baldyga, a Notary Public in and for said County and State, the within named Carolyn Rasmussen, a widow, and Katherine Deathridge, unmarried

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 Nashville, Tennessee, this 24th day of September 1975

Commission expires 8-1-77

V. L. Baldyga
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 (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (they) (he) 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

CAROLYN RASMUSSEN, A WIDOW, AND KATHERINE DEATHRIDGE, UNMARRIED

TO

MALCOLM BAIRD, ET UX

D I 7 2 3 7

IDENTIF. REFERENCE

SEP 25 3 13 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

| | | | | | |
|---|---|---|---|---|---|
| SEP 25 75 | | CONV | 39,900.00 | | |
| SEP 25 75 | S'TAX | | | A* | 103.74 |
| SEP 25 75 | PR'FEE | | | A* | .50 |
| SEP 25 75 | | W'DEED | | A* | 4.00 * 108.24 |

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.