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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF January 1976

Notary Public

MY COMMISSION EXPIRES: 11-27-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY 23rd Floor, L&C Tower
GULLETT, STEELE, SANFORD, ROBINSON & MERRITT Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert H. Baxter et ux	Same	
(NAME)	(NAME)	159-3
5304 Lancelot Road		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	15
Nashville, TN.		
(CITY) (STATE) (P. O. ZIP)	(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, George A. West, III and wife, Julie A. West

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert H. Baxter and wife, Barbara Baxter

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. 33-A on the Plan of Camelot Acres, Section 2, of record in Book 3700, page 151, said Register's Office, to which plan reference is made for a more complete description.

Being the same property conveyed to George A. West, III and wife, Julie A. West, by deed from Jean S. Oliver, unmarried, of record in Book 4733, page 421, said Register's Office.

The Grantees herein assume a deed of trust executed by the Grantors of record in Book 4733, page 423, said Register's Office, and rerecorded in Book 4864, page 115, said Register's Office, to secure to Guaranty Mortgage Company the payment of one note dated August 1, 1973, in the original principal amount of $60,000.00, payable with interest as indicated therein.

JAN 19 76	CONV	94,000.00			
JAN 19 76	S'TAX		B*	244.40	
JAN 19 76	PR'FEE		B*	.50	
JAN 19 76	W'DEED		B*	4.00	* 248.90

unimproved ( )
This is improved (X) property, known as 5304 Lancelot Road, Nashville, Tennessee
(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 15th day of January, 19 76

George A. West, III

Julie A. West

Legibility of Writing, Typing or Printing in This Document When Received.

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Marsha L. Hollins, a Notary Public in and for said County and State, the within named George A. West, III

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 15th day of January 1976

Commission expires 11-27-78

Marsha L. Hollins
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

WARRANTY DEED

FROM

GEORGE A. WEST, III and wife, JULIE A. WEST

TO

ROBERT H. BAXTER and wife, BARBARA BAXTER

D 32538.

IDENTIF. REFERENCE

JAN 19 10 28 AM '76

FELIX Z. WILSON & ALLISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marsha L. Hollins, a Notary Public within and for the State and County aforesaid, personally appeared JULIE A. WEST, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seat at Nashville, Tennessee, this 15th day of January, 1976.

Marsha L. Hollins

My Commission Expires: 11-27-78.