BOOK 4989 PAGE 917

THIS INSTRUMENT WAS PREPARED BY:
GAIL P. PIGG, ATTORNEY
230 FOURTH AVE., NORTH
NASHVILLE, TENNESSEE 37219

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Daniel Baccus and wife, Patsy T. Baccus	SAME	145-14
(NAME)	(NAME)	
1226 Carl Seyfert Drive		#52
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN		FH#23803
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and other good and valuable consideration, the receipt of which is hereby acknowledged, we, the undersigned

MAX E. HERRIN

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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Galaxy Estates, of record in Plan Book 4175, page 77, Register's Office for said County, and described more particularly as follows:

Said Lot No. 14 fronts 199 feet on the northerly side of Carl Seyfert Memorial Drive and extends back 283.50 feet on the westerly line and 272.40 feet on the easterly line to a dead line, measuring 200.54 feet thereon.

Being the same property conveyed to Max E. Herrin and wife, Patricia H. Herrin, by deed from William R. Beach, III, and wife, Barbara Beach, of record in Book 4754, page 176, Register's Office for said County, the said Patricia H. Herrin having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 76,000.00

Subscribed and sworn to before me, this the 20th day of January, 19 76

Affiant

My commission expires: 4/27/77 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1226 Carl Seyfert Drive, Nashville, TN
(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 for 1976 taxes, and plan of record in BK.4175,p.77, said register's office.

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* 15th *day of* January, 19 76 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Max E. Herrin

STATE OF ~~TENNESSEE~~ FLORIDA }
COUNTY OF ~~DAVIDSON~~ Duval }

Personally appeared before me, the undersigned a Notary Public in and for said County and State, Max E. Herrin

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 Jacksonville, Florida ~~Tennessee~~.

This 20th day of January, 19 76

Christine W. Adams Notary Public

Notary Public, State of Florida at Large
My commission expires Mar. 27, 1979
Bonded by Transamerica Insurance Co.

Commission Expires

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

JAN20 76 CONV 76,000.00
JAN20 76 S'TAX B* 197.60
JAN20 76 PR'FEE B* .50
JAN20 76 W'DEED B* 4.00 * 202.10

WARRANTY DEED

FROM
Max E. Herrin et ux

TO
Daniel Baccus et ux

D 32783

IDENTIF. REFERENCE

JAN 20 1 17 PM '76

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

Compliments of

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