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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 $ 4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF February 19 76

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Tom H. Williams, Jr., 18th Floor, L & C Tower, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Magnolia Company (NAME)	Same (NAME)	
3768 Richland Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	81-15
Nashville, TN 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	264

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, Carter G. Baker and wife, Emily Baker, and Warren Ashley and wife, Beverly Ashley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO The Magnolia Company, a partnership comprised of Carter G. Baker and Warren Ashley

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:

BEING Lot 218 in the McGavock et al Addition to North Nashville, fronting 50 feet on the Northeasterly side of 14th Avenue, formerly Alberta Avenue, and running back between parallel lines 170 feet to a 16 foot alley, as recorded in Book No. 21, page 41, Register's Office for Davidson County, Tenn.

Being the same property conveyed to Carter G. Baker and Warren Ashley by deed from Mattie B. Hatcher, of record in Book 4989, page 859, Register's Office for Davidson County, Tennessee.

Same being unencumbered except by 1976 taxes and by lien retained in deed from Mattie B. Hatcher, above mentioned, to secure note therein described, subject to which this conveyance is made.

unimproved ( )
This is improved (X) property, known as 1518 14th Avenue, North, 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 hands this 16th day of February, 1976

Carter G. Baker

Emily Baker

Warren Ashley

Beverly Ashley

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carter G. Baker and wife, Emily Baker, and Warren Ashley and wife, Beverly Ashley

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 16th day of February 19 76

Commission expires 11-1-79

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

Carter G. Baker and wife, Emily Baker, and Warren Ashley and wife, Beverly Ashley

TO

The Magnolia Company

D 36145

IDENTIF REFERENCE

FEB 17 8 21 AM '76

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

FEB 17 76	CONV	*4,000.00			
FEB 17 76 S'TAX			B*	10.40	
FEB 17 76 PR'FEE			B*	.50	
FEB 17 76	W'DEED		B*	4.00	* 14.90