BOOK 5046 PAGE 424

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 22,769.44

Frederick R. Baggett
Affiant

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

William B. Bruce
Notary Public

MY COMMISSION EXPIRES: May 11, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William B. Bruce, 2108 Parkway Towers, Nashville, TN 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Teresa Jo Ellis (NAME)	Guaranty Mortgage (NAME)	96 10-130
2923 Leatherwood Dr. (STREET ADDRESS OR ROUTE NUMBER)	316 Union Street (STREET ADDRESS)	3D-59098
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (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~~ I, Frederick R. Baggett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Teresa Jo Ellis

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 No. 299 on the Plan of Cloverhill, Sec V, as of record in Book 2133, page 88, Register's Office for said County.
Said Lot No. 299 fronts 65 feet on the southerly side of Leatherwood Drive, and extends back 161 feet on the westerly line and 167.3 feet on the easterly line, to a dead line in the rear,
Being the same property conveyed to Frederick R. Baggett and wife, Linda R. Baggett by deed from Robert R. Bean and wife, Eddie Virginia Bean of record in Book 4315, page 5, Register's Office for Davidson County, Tennessee.
And being the same property divested out of Linda R. Baggett and vested solely in Frederick R. Baggett by a Final Divorce Decree of record in Book 4894, page 427, said Register's Office.

unimproved ( )
This is improved (X) property, known as 2923 Leatherwood Drive, 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 his hand this 15th day of July, 1976

Frederick R. Baggett

STATE OF TENNESSEE
Davidson County

Personally appeared before me, William Bruce, a Notary Public in and for said County and State, the within named Frederick R. Baggett

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15th day of July 19 76

Commission expires May 1, 1979

William Bruce
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 (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
FREDERICK R. BAGGETT

TO
TERESA JO ELLIS

D 58648

IDENTIF. REFERENCE

JUL 15 4 00 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 15 76	CONV	22,769.44		
JUL 15 76	S'TAX		B*	59.28
JUL 15 76	PR'FEE		B*	.50
JUL 15 76	W'DEED		B*	4.00
			*	63.78