BOOK 5047 PAGE 164

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: 3-14-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES L. HERNDON, JR. (NAME)	MORTGAGE ASSOCIATES, INC. (NAME)	
500 Crosswood Court (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N. E. (STREET ADDRESS)	96-7
Nashville, Tenn. 37214 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	13

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, RONALD L. BAXTER, et ux SAUNDRA ELAINE BAXTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES L. HERNDON, JR., et ux MARY J. HERNDON

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. 514, Map of Cloverhill Subdivision, Section VIII, of record in Book 2331, page 11, Register's Office of Davidson County, Tennessee, described as follows:

SAID Lot No. 514 begins at a point in the northeasterly margin of Crosswood Court at the common front corner of Lots No. 513 and 514; thence northerly with the line between said two lots, 375.7 feet to their common rear corner; thence south 71 degrees 46' East 275.4 feet to the common corner of Lots No. 514 and 535; thence southerly with the line between Lots 514, 535 and 534, 110.5 feet to a common corner of Lots No. 534, 514 and 515; thence with the line between Lots No. 514 and 515, southwesterly 336.9 feet to a point in the northeasterly margin of Crosswood Court; thence with the curve along said margin westerly 30 feet to the beginning.

BEING the same property conveyed to Ronald L. Baxter and wife, Saundra Elaine Baxter by Quitclaim Deed from E. A. Carner, Trustee, of record in Book 4819, page 244, Register's Office for Davidson County, Tennessee.

This is improved (XX) unimproved ( ) property, known as 500 Crosswood Court, Nashville, Tennessee 37214
(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 12th day of July, 19 76

Ronald L Baxter
RONALD L. BAXTER

Saundra Elaine Baxter
SAUNDRA ELAINE BAXTER

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONALD L. BAXTER, et ux SAUNDRA ELAINE BAXTER

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 12th day of July 19 76.

Commission expires 5-14-80

Paul V. Knopf
Notary Public

PAUL V. KNOPF NOTARY PUBLIC DAVIDSON COUNTY TENN.

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

RONALD L. BAXTER, et ux

SAUNDRA ELAINE BAXTER

TO

JAMES L. HERNDON, JR.,et ux

MARY J. HERNDON

~~PLEASE MAIL~~ RECORDED DEED TO:

Alan L. Saturn, Esquire
24th Floor
First American Center
Nashville, Tennessee 37238

D 58987

IDENTIF. REFERENCE

JUL 19 2 03 PM '76

FELIX A. ESQUERT REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

JUL 19 76	CONV	31,000.00		
JUL 19 76	S'TAX		B*	80.60
JUL 19 76	PR'FEE		B*	.50
JUL 19 76	W'DEED		B*	4.00
			*	85.10