This instrument prepared by
J. K. WOODARD, Attorney at law
223 MADISON ST.
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Kenneth H. Pharris et ux	Same	Map 44-15
(NAME) 1107 Bryan St.	BOOK 5074 PAGE 298	Par. 230
(STREET ADDRESS OR ROUTE NUMBER) Old Hickory, Tennessee	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------
----------($10.00)---------- Dollars,
cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Joseph Walton Baggett, Jr. and wife, Rosalyn Shirley Baggett,

have this day bargained and sold, and do hereby transfer and convey unto the said

Kenneth H. Pharris and wife, Alline G. Pharris

certain real estate in Davidson County, Tennessee, as follows: their ~~xxxxx~~, heirs and assigns,

Land in Davidson County, Tennessee, being Lot No. 140 on the plan of Section "C" Village of Old Hickory, as of record in Book 1424, page 66, Register's Office for said County.

Said Lot No. 140 fronts 60 feet on the easterly side of Bryan Street and runs back between lines, 61.5 feet on the northerly line, and 61.4 feet on the southerly line, to a dead line measuring 60 feet thereon.

Being the same property conveyed to Joseph W. Baggett, Jr. and wife, Rosalyn Shirley Baggett, by deed from Walker Casey, Trustee, of record in Book 4928, page 547, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value whichever is greater, for this transfer is $ 18,500.00

Subscribed and sworn to before me, this the 30th day of September 1976

Affiant Kenneth H. Pharris

My commission expires: 11-7-79 (Affix Seal)

Notary Public Charles P. Cron

CHARLES P. CRON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE AT LARGE

This is unimproved (X) improved ( ) property, known as 1107 Bryan Street, Old Hickory, Tennessee
(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

Grantees

their

~~xxxxxx~~

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.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said real estate to said

Grantees

their

(successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 23 day of September, 1976, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

x Joseph Walton Baggett, Jr.
JOSEPH WALTON BAGGETT, JR.

x Rosalyn Shirley Baggett
ROSALYN SHIRLEY BAGGETT

TEXAS

BOOK 5074 PAGE 299

STATE OF ~~XXXXXXXX~~ }
COUNTY OF Bell }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph Walton Baggett, Jr. and wife, Rosalyn Shirley Baggett,

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 Fort Hood (Killeen) Texas Tennessee this the 1st day of September, 19 76.

NOTARY PUBLIC COUNTY OF BELL, TEXAS

My commission expires

Notary Public

J. F. COWLING
Notary Public, Bell Co. Texas
My Commission Expires 1 June 77

STATE OF TENNESSEE }
COUNTY OF }

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

THIS INSTRUMENT WAS PREPARED BY:

D 7 0 7 3 3.

IDENTIF. REFERENCE

OCT 1 2 40 PM '76

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

OCT-1 76	CONV	18,500.00		
OCT-1 76 S'TAX			B* 48.10	
OCT-1 76 PR'FEE			B* .50	
OCT-1 76	W'DEED		B* 4.00	* 52.60

WARRANTY DEED

FROM

Joseph Walton Baggett, Jr. et ux

TO

Kenneth H. Pharris et ux

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Abstract Division Livery of Seisin

Compliments of

Title Associates, Inc.

Tennessee Agent of

US-LIFE TITLE INSURANCE Company of New York