BOOK 5094 PAGE 982

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
J. Edwin Pohl and wife, Shirley A. Pohl	J. I. Kislak Mortgage Corp.	161-10
(NAME)	(NAME)	
641 Huntington Parkway	1101 Brickell Avenue	#31
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN	Miami, Florida 33131	6D,U-73066
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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

and othergood and valuable consideration, the receipt of which is hereby acknowledged, and the assumption by the grantee of the unpaid principal balance of a note payable to J. I. Kislak Mortgage Corporation of Florida, secured by a deed of trust of record in Book 4540, page 531, Register's Office for Davidson County, Tennessee, and the assumption of the escrow account therewith

ALBERT W. BAIRD and wife, ELESE A. BAIRD

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

J. EDWIN POHL and wife, SHIRLEY A. POHL
their

(successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Sec. I, Huntington Park, as of record in Book 4175, page 10, Register's Office for said County, and described as follows:

Beginning at a point in the southerly margin of Huntington Parkway, at the common corner of Lots 86 and 87; thence with the line between said lots, southerly 160 feet to a point; thence westerly 91.4 feet to a point in the easterly margin of an Unnamed Street; thence with the margin of the same, northerly 135.8 feet to a point at the beginning of a curve; thence around said curve, northeasterly 38.6 feet to a point in the southerly margin of Huntington Parkway; thence with the margin of the same, easterly 62.8 feet to the point of beginning.

Being the same property conveyed to Albert W. Baird and wife, Elese A. Baird, by deed from James W. Vance and wife, Mabel Wilson Vance, of record in Book 4820, page 351, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 47,750.00

Subscribed and sworn to before me, this the 7th day of December, 1976

Affiant

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

Notary Public

This is (unimproved ( ) improved (X)) property, known as 641 Huntington Parkway, 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

J. EDWIN POHL and wife, SHIRLEY A. POHL
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 restrictions in BK.4225,p.778; plan of record in BK.4175,p.10;deed of trust in BK.4540,p.531.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* J. EDWIN POHL and wife, SHIRLEY A. POHL
their

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

Witness our *hand* s *this* 7th *day of* December, 1976, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert W. Baird

Elese A. Baird

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

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Gail Pigg, a Notary Public in and for said County and State, Albert W. Baird and wife, Elese A. Baird

the within named bargainors, 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 7th day of December, 1976

Gail Pigg
Notary Public

My Commission expires 4/27/77

NOTARY PUBLIC GAIL PIGG LARE TENNESSEE

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.....

WARRANTY DEED

FROM
Albert W. Baird et ux

TO
J. Edwin Pohl et ux

D 8 0 3 7 2

IDENTIF. REFERENCE

DEC 9 8 59 AM '76

FEE[illegible] REGISTER
DAVIDSON COUNTY, TENN.

DEC-9[illegible] CONV 47,750.00
DEC-9[illegible] S'TAX B* 124.02
DEC-9[illegible] PR'FEE B* .50
DEC-9[illegible] W'DEED B* 4.00 * 128.52

Compliments of

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

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