THIS INSTRUMENT PREPARED BY WALTER CODY LEAVER, JR., ATTORNEY AT LAW, 1135 MAPLEHURST LANE, NASHVILLE, TN

WARRANTY DEED

BOOK 5035 PAGE 165

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maxwell G. Horkins, Jr. and wife, Jo Ann Horkins (NAME:)	same (NAME:)	6DU 29005
211 Lynwood Terrace (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37205 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of THIRTY-TWO THOUSAND AND NO/100 *DOLLARS*

cash in hand paid by Maxwell G. Horkins, Jr., and wife, Jo Ann Horkins, the receipt of which is hereby acknowledged, we, William Carter Baggett and wife Faye Virginia Baggett

have bargained and sold, and by these presents do transfer and convey unto the said Maxwell G. Horkins and wife Jo Ann Horkins, 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. 357 on the Map of Section 5 of Crieve Hall Estates, as of record in Book 2133 Page 91, Register's Office for Davidson County. Said Lot fronts 130 feet on the westerly side of Timber Hill Drive, and runs back between lines 280.4 feet on the northerly line, and 269.8 feet on the southerly line to a dead line on the rear which measures 95 feet.

Being the same property conveyed by Central Mortgage Company to William Carter Baggett and wife Faye Virginia Baggett by deed of record in Book 2332 Page 221, Register's Office for Davidson County.

NANCY L. ANDERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 32,000.00

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

Affiant

My commission expires: 4/28/78 (Affix Seal)

Nancy L. Anderson
Notary Public

unimproved ( )
This is improved (X) property, known as 5015 Timber Hills Drive Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Maxwell G. Horkins, Jr., and wife, Jo Ann Horkins, their *heirs and assigns, forever.*

And we *do covenant with the said* Maxwell G. Horkins, Jr., and wife Jo Ann Horkins *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.*

Except for 1976 taxes to Metropolitan Government, and principal balance on promissory note, secured by Deed of Trust to Mortgage Associates, which are assumed by the buyers

And we *do further covenant and bind* our *heirs and representatives, to warrant and forever defend the title to the said land to the said* Maxwell G. Horkins, Jr., and wife, Jo Ann Horkins, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* July, *19*76; *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

William Carter Baggett

WILLIAM CARTER BAGGETT

FAYE VIRGINIA BAGGETT

Faye Virginia Baggett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5095 PAGE 167

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* William Carter Baggett and wife Faye Virginia Baggett

*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* ... *day of* July, *19* 76.

x Nancy L. Gadson, *Notary Public.*

Commission Expires 4/28/78

NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF
COUNTY OF

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named* ...

the bargainor..., *with whom I am personally acquainted, and who acknowledged that* ... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ..., *this* ... *day of* ..., *19*....

..., *Notary Public.*

Commission Expires ...

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

WILLIAM CARTER BAGGETT AND

WIFE FAYE VIRGINIA BAGGETT

TO

MAXWELL G. HORKINS, JR. AND

WIFE JO ANN HORKINS

DEC-9-76 RECD FOR REC'D DEC-9-76 TAX FREE

M'DEED

COMM

32000.00

D 8 0 4 6 6

TITLE REFERENCE

Dec 9 1 30 PM '76

REGISTER

B* 83.20
B* .50
B* 8.00
* 91.70

BOOK 5095 PAGE 168

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208