BOOK 5097 PAGE 540

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Linda J. Baugus | SAME | Map 145-9 |
| (NAME) | (NAME) | |
| Lot #27, Beauregard Drive | | Parcel 76 |
| (STREET ADDRESS OR ROUTE NUMBER) | (STREET ADDRESS) | |
| Nashville, Tennessee | | |
| (CITY) (P. O. ZONE) (STATE) | (CITY) (ZONE) (STATE) | |

*FOR AND IN CONSIDERATION of the sum of* Sixteen Thousand, Two Hundred Fifty and no/100----------($16,250.00)---------- *Dollars,* cash in hand paid by Linda J. Baugus, a married person, and other good and valuable consideration, the receipt of which is hereby acknowledged.

Farringer & Associates

*have this day bargained and sold, and do hereby transfer and convey unto the said* Linda J. Baugus, a married person *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

LAND in Davidson County, Tennessee, being Lot No. 27 Tyne Valley Estates, Section 11 of record in Book 3842, page 184, Register's Office for said County.

SAID Lot No. 27 fronts 296.3 feet along the curving northerly margin of Beauregard Drive and runs back between converging lines 405 feet on its northwesterly line and 386.6 feet on its easterly line to a point in the rear.

BEING the same property conveyed to Farringer & Associates by deed from Ray Edward Gardner and wife, Jewell M. Gardner, of record in Book 5076, page 582, 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 $ 16,250.00

Subscribed and sworn to before me, this the 18 day of Nov 19 76

Affiant Linda J. Baugus, a married person

My commission expires: 7/23/78 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot #27, Tyne Valley Estates, 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* Linda J. Baugus, a married person, her (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.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Linda J. Baugus, a married person, her *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* my *hand this* 18 *day of* Nov, 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.*

X

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received:

BOOK 5097 PAGE 541

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

*the within named 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.....Tennessee, this.....day of....., 19.....*

.....*Notary Public*

*Commission expires*.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

*Before me,* ..... the undersigned ....., *a Notary Public of the State and County aforesaid, personally appeared* Louis N. Farringer, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Farringer & Associates Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

*Witness my hand and seal at office in* Nashville
*this* 18 *day of* Nov, 19 76

John B. Link
.....*Notary Public*

*Commission expires* 7/23/78

Prepared by
John B. Link III
4205 Hillsboro Rd.
Nashville, TENN. 37215
mail

JOHN B. LINK III NOTARY PUBLIC DAVIDSON COUNTY EXPIRES 7-23-78

DEC 16 CONV 16,250.00
DEC 16 S'TAX B* 42.12
DEC 16 PR'FEE B* .50
DEC 16 W'DEED B* 4.00 * 46.62

WARRANTY DEED

FROM
Farringer & Associates
TO
Linda J. Baugus, a married person

D 81557

IDENTIF. REFERENCE

DEC 16 2 42 PM '76

FEE ... DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS