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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 14,250.00

Charles E. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF December 1976.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FOLEY & WEISS, Attorneys, 507 Stahlman Bldg., Nashville, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Jones, et ux (NAME)	First Federal Savings & Loan (NAME)	27W-4870
216 Gentry Avenue (STREET ADDRESS OR ROUTE NUMBER)	236 4th Avenue (STREET ADDRESS)	83-6-184
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee (CITY) (STATE) (ZIP)	

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~~ I, ANNE E. BAGGETT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES E. JONES, JR. AND WIFE, JANET T. JONES

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:

LAND in Davidson County, Tennessee, being the westerly 130 feet of Lot No. 11 on the Plan of part of the First Subdivision of Brownsville, as of record in Book 21, page 112, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 11 fronts 100 feet on the easterly side of Gentry Avenue and runs back between parallel lines, 130 feet to a dead line.

Being the same property conveyed to Anne E. Baggett by deed from Gertrude Nokes Greenway of record in Book 3405, page 73, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights-of-way for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Samuel A. Baggett, husband of the above named Anne E. Baggett, hereby joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This is {unimproved / improved (x)} property, known as 216 Gentry Avenue, Nashville, Tennessee
(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 my hand this 20th day of December, 1976

Anne E. Baggett
ANNE E. BAGGETT

Samuel A. Baggett
SAMUEL A. BAGGETT

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anne E. Baggett and husband, Samuel A. 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 20 day of December 1976

Commission expires 12-15-80

Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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
ANNE E. BAGGETT

TO
CHARLES E. JONES, JR. AND WIFE,

JANET T. JONES

D 8 2 4 1 6

IDENTIF. REFERENCE

DEC 22 1 44 PM '76

REGISTER
DAVIDSON COUNTY, TENN.

CONV 14,250.00

S'TAX B* 36.9[illegible]

PR'FEE B* .50

W'DEED B* 4.0[illegible]

1.42

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.