Mail
MAIL TAX NOTICE TO:
Henry W. Baggett
Route #1
Cedar Hill, Tenn

104-15
160 Pw

This instrument was prepared by
SPROUSE, LONG & WALTON
ATTORNEYS-AT-LAW
509 West Court Square
Springfield, Tennessee
By:

BOOK 5110 PAGE 593

THIS DEED OF GIFT, executed and delivered by MYRTLE FREY BAGGETT, a widow, hereinafter called the grantor, to HENRY W. BAGGETT and FLORENCE B. BRADY, CO-TRUSTEES, with full power to bargain, sell, transfer, assign, lease, mortgage or otherwise convey without joinder of any beneficiary, hereinafter called the grantees;

WITNESSETH: That, for the nominal consideration of ONE ($1.00) DOLLAR, cash in hand paid to grantor, receipt of which is hereby acknowledged, and the further consideration of the love and affection for my children and the heirs of any deceased child, I, the said Myrtle Frey Baggett, grantor, hereby give, grant, transfer and convey untothe said grantees, with full power to bargain, sell, transfer, assign, lease, mortgage or otherwise convey without joinder of any beneficiary, their successors and assigns, a certain lot or parcel of land situate at 2237 Blair Boulevard, in Nashville, Davidson County, Tennessee, described more particularly as follows, to-wit:

> BEING the westerly 50 feet of Lot No. 95 on the map of Sunset Park Subdivision, as of record in Book 332, page 132, Register's office for said County, said part of Lot No. 95 fronting 50 feet on the southerly side of Blair Boulevard and runs back between parallel lines, with the easterly margin of 25th. Avenue, South, 160.5 feet to a dead line, and being the same property conveyed to Myrtle Frey Baggett by A. Marvin Fox and wife, Julia M. Fox, by deed dated June 28, 1955, of record in Book 2438, page 415, Register's office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said grantees, as such Co-Trustees, their successors and assigns, forever.

The grantor covenants with the grantees, successors and assigns: (1) That she is lawfully seized in fee of said premises; (2) That she has a good and perfect right to make this conveyance; (3) That said premises are unincumbered; and (4) That she will warrant and defend the title in and to said premises against the lawful claims and demands of all persons whomsoever.

DONE, at Nashville, Tennessee, this 31ST day of January, 1977.

(Myrtle Frey Baggett)

317 CONV 10-500.00
31 REG'S TAX B* 27.30
31 REGISTER B* .50
31 RECORD B* 4.00 * 31.80

STATE OF TENNESSEE, )
DAVIDSON COUNTY. )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MYRTLE FREY BAGGETT, a widow, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing Deed of Gift for the purposes therein contained.

WITNESS my hand and official seal of office, this 31ST day of JANUARY, 1977, at Nashville, Tennessee.

Charles E. Winkler, Jr., NOTARY PUBLIC

My commission expires: 9-12-78.

FILED FOR RECORD AND RECORDED JAN 31 3 34 PM 1977 D87466

o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o-o

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 10,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this 31ST day of January, 1977.

NOTARY PUBLIC

My commission expires: 9-12-78