BOOK 5126 PAGE 46

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
(NAME:) Same	Comfort Control Inc	118-8
(STREET ADDRESS OR ROUTE NUMBER)	(NAME) 2311 Kline Ave	33
(CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) Nashville Tn 37211	
	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- Dollars, and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged.

We, Frank A. Baugh and wife, Nona C. Baugh

have this day bargained and sold, and do hereby transfer and convey unto the said Comfort Control, Inc., its successors ~~and~~ assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee being Lot No. 150 on the Plan of Grandview Heights as of record in Book 161, pages 14 and 15, Register's Office for said County.

Said Lot No. 150 fronts 50 feet on the easterly side of Winford Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Frank A. Baugh and wife, Nona C. Baugh by deed from James Ralph Anderson of record in Book 5085, page 934, 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 $ 8500.00

Subscribed and sworn to before me, this the 17 day of March 1977

Affiant

My commission expires: 10-5-80 (Affix Seal)

Notary Public

This is unimproved ( ) improved ( ) property, known as ..... (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 Comfort Control, Inc., its successors ~~and~~ assigns, ~~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, our heirs and representatives, to warrant and forever defend the title to said real estate to said Comfort Control, Inc., its successors ~~and~~ assigns, against the lawful claims of all persons.

Witness our hand s this 17 day of March, 1977, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Frank A Baugh

Nona C. Baugh

This Instrument Was Prepared By

Phillip Saindon (gj)

Of The Law Firm Pedigo & Saindon

Stahlman Building: Nashville, Tennessee

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Edward W. Hill, a Notary Public in and for said County and State, Frank A. Baugh and wife, Nona C. Baugh 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 17 day of March, 1977.

Edward W. Hill
Notary Public

Commission expires 10-5-80

EDWARD W. HILL NOTARY PUBLIC DAVIDSON COUNTY

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.....

MAR 21 77 CONV *8,500.00
MAR 21 77 S'TAX B* 22.10
MAR 21 77 PR'FEE B* .50
MAR 21 77 W'DEED B* 4.00 * 26.60

2221 NOLENSVILLE RD.

WARRANTY DEED

FROM
FRANK A. BAUGH, ET UX

TO
COMFORT CONTROL, INC.

D 9 4 4 9 0

IDENTIF. REFERENCE

MAR 21 8 37 AM '77

FEE REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

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

PEDIGO & SAINDON