This instrument prepared by:
David G. Gray, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

BOOK 5127 PAGE 520

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mr. and Mrs. J.W. Baxendale & Mary Chester	(same)	
(NAME:)	(NAME:)	132-14
4621 Churchwood Drive		
(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 Seventy Four Thousand Seven Hundred Thirty ($74,730.00) and no/100---------- *DOLLARS*

cash in hand to it paid by James W. Baxendale and wife, Martha Baxendale, and Mary Chester, a single woman, receipt of which is hereby acknowledged, First American National Bank of Nashville, Tennessee, in its capacity as Executor and Trustee under the Last Will and Testament of Myra Hudson Gilliam, deceased, and in no other capacity or otherwise

MAR24'77	CONV	74,730.00			
MAR24'77	S'TAX		B*	194.22	
MAR24'77	PR'FEE		B*	.50	
MAR24'77	W'DEED		B*	6.00	* 200.72

has
have bargained and sold, and by these presents do transfer and convey unto
the said James W. Baxendale and wife, Martha Baxendale, an undivided one-half interest, and Mary Chester, an undivided one-half interest, and 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 Lot No. 99 on the Plan of Oak Hill Valley, as of record in Book 1835, pages 15 and 16, Register's Office for said County, described as follows:

Beginning on the northerly margin of Van Leer Drive at the corner of Lots Nos. 99 and 100; thence easterly with said Drive, 100.37 feet to a monument; thence northeasterly around a slight curve, 34.29 feet to a monument in the west margin of Churchwood Drive; thence north with said Drive, 225.75 feet to the corner of Lots Nos. 98 and 99; thence westerly along the line of said lots, 200 feet to the rear corner of Lots Nos. 99 and 100; thence southerly with the line of said lots, 247.70 feet to the beginning.

Said property was devised to First American National Bank of Nashville, Tennessee, as Trustee, under Will of Myra Hudson Gilliam, deceased, of record in Will Book 118, page 20, Probate Court for said County.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 74,730.00

Subscribed and sworn to before me, this the 23 day of March 19 77

Affiant

My commission expires: 9/14/79 (Affix Seal)

Notary Public

This conveyance is made subject to the following:

1. Taxes for the year 1977 which have been prorated and assumed by the buyers;

2. A lease, not of record, dated June 1, 1976, between First American National Bank, Trustee U/W Madison W. Gilliam, deceased, and M.L. Putman, which has been assigned to the buyers;

3. Set back lines and easement for utilities shown on the plan of record in Book 1835, pages 15 and 16, R.O.D.C.; and

4. Matters shown in an instrument of record in Book 1883, page 554 and restrictive covenants of record in Book 1788, page 186, and Book 1809, page 539, R.O.D.C.

unimproved (X)
This is improved ( ) property, known as 4621 Churchwood 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 James W. Baxendale and wife, Martha Baxendale, an undivided one-half interest, and Mary Chester, an undivided one-half interest, their *heirs and assigns, forever.*

And grantor *do covenant with the said* James W. Baxendale and wife, Martha Baxendale, and Mary Chester *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as hereinabove stated.

And First American National Bank, Executor and Trustee U/W Myra Hudson Gilliam *do further covenant and bind* itself, its successors, assigns *heirs and representatives, to warrant and forever defend the title to the said land to the said* grantees *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness hand this 23rd *day of* March, *19* 77, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

First American National Bank, Executor and Trustee U/W Myra Hudson Gilliam, by

Assistant Trust Officer

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in this Document Unsatisfactory

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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, Susan Ross *, a Notary Public of the State and County aforesaid, personally appeared* B. L. Andrews *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* Trust Officer *of the* First American National Bank *, the within named bargainor, a corporation, and that* he *as such* Trust Officer *, 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* Trust Officer

Witness my hand and seal, at office in Nashville, Tennessee
this 23 *day of* March *, 19* 77 .

Susan Ross
Notary Public

Commission Expires 2/14/79 .

D9527 3

IDENTIF. REFERENCE
MAR 24 11 9 AM '77
FEE
DAVIDSON CO. TENN.