This instrument prepared by: Homer R. Ayers, Attorney at Law,
223 Madison Street, Madison, Tennessee 37115

Mail BOOK 5138 PAGE 106

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRED BAXTER, ET UX	SAME	43-13
(NAME)	(NAME)	169-170
224 Maple Street		11D 49306
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	11D 49310
Madison, Tn. 37115		DW
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------

----------($10.00)---------- Dollars,

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

GRADY L. NIX AND WIFE, MILDRED C. NIX, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said FRED BAXTER AND WIFE, MARGUERITE BAXTER, hereinafter referred to as Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

TRACT NO. ONE: Being Lot No. 7, Block "F" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.
Said lot fronts 51 feet on the south side of Maple Street and runs back between lines 100 feet on the west line and 116 feet on the east line to a dead line on which it measures 50 feet.
Being the same property conveyed to Grady Nix and wife, Mildred Nix, by deed from John Woodard and wife, Espie Woodard, of record in Book 3220, page 353, Register's Office for Davidson County, Tennessee.
TRACT NO. TWO: Being Lot No. 6 in Block "F" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.
Said Lot No. 6 in Block F fronts 51 feet on the south side of Maple Street and extends back on its westerly boundary line 96 feet and on its easterly boundary line 106 feet to a dead line and shows 50 feet thereon.
Being the same property conveyed to Grady L. Nix and wife, Mildred C. Nix, by deed from Herman J. Suggs and wife, Ida M. Suggs, of record in Book 2956, page 335, Register's Office for Davidson County, Tennessee.
Grady L. Nix and Mildred C. Nix are one and the same person as Grady Nix and Mildred Nix.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,900.00

Affiant

Subscribed and sworn to before me, this the 15th day of April 19 77

My commission expires: 3/15/81 (Affix Seal)

Notary Public

This is improved ( ) unimproved (XX property, known as 224 Maple Street, Madison, Tennessee 37115
(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 grantees, their (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, except as appears of record.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 15th day of April, 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.

Grady L Nix

Mildred C. Nix

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRADY L. NIX AND WIFE, MILDRED C. NIX

the within named 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 Madison Tennessee, this 15th day of April, 19 77.

Carolyn F. Mahoney Notary Public

Commission expires 3/15/81

CAROLYN F. MAHONEY NOTARY PUBLIC DAVIDSON CO. TENNESSEE

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 .....

APR 20 77 CONV 14,900.00
APR 20 77 S'TAX B* 38.74
APR 20 77 FR'FEE B* .50
APR 20 77 W'DEED B* 4.00 * 43.24

WARRANTY DEED

FROM
GRADY L. NIX, ET UX

TO
FRED BAXTER, ET UX

D 99650

TENN. REFERENCE

APR 20 12 01 PM '77

REGISTER
DAVIDSON CO. TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115