THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison Street
Madison, Tn. 37115

WARRANTY DEED

BOOK 5174 PAGE 736

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRED BAXTER, ET UX	SAME	Map 4
(NAME)	(NAME)	Par 22
1707 Neelys Bend Rd.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, Tn. 37115		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND NO/100----------

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

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

RUTH B. ADCOX, hereinafter referred to as Grantor,

have this day bargained and sold, and do hereby transfer and convey unto the said FRED BAXTER AND WIFE, MARGUERITE E. BAXTER, hereinafter referred to as Grantees, their *(successors), heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a concrete monument in the northerly margin of Riley Adcox Road, corner to Baxter, thence with the margin of said road S 70° 00' W 132.33 feet to a point; thence continuing with the curved margin of said road 100.54 feet to a concrete monument, corner to Adcox; thence with the line of Adcox N 42° 54' 45" E 604.16 feet to an iron pin; corner to Garrett; thence with the line of Garrett 270.38 feet to an iron pin; thence S 38° 45' W 336 feet to the point of beginning, and containing 2.21 acres, more or less.

Being a part of the same property conveyed to Frank Adcox and wife, Ruth B. Adcox, by deed from Georgia W. Baxter, et al., of record in Book 2858, page 89, Register's Office for Davidson County, Tennessee, and Frank Adcox having died on 7-26-65, the said property is now vested in Ruth B. Adcox, in fee simple.

This instrument prepared from information furnished by the parties.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 2500.00

Subscribed and sworn to before me, this the 22nd day of July 19 77

Affiant Fred Baxter

My commission expires: 9-12-78 (Affix Seal)

Notary Public Judy P Adcox

This is improved ( ) unimproved ( ) 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 grantees, their *(successors), heirs and assigns forever.* I *covenant that* I am *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.

I *further covenant and bind* myself, my *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 my *hand this* 22nd *day of* July, 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.*

Ruth B. Adcox
Ruth B. Adcox

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5174 PAGE 737

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Ruth B. Adcox

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 22nd *day of* July, *19* 77

Judy P Atkins *Notary Public*

Commission expires 9-12-78

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 .....

JUL 25 77 CONV *2,500.00
JUL 25 77 S'TAX B* 6.50
JUL 25 77 PR'FEE B* .50
JUL 25 77 W'DEED B* 4.00 * 11.00

WARRANTY DEED

FROM
RUTH B. ADCOX

TO
FRED BAXTER, ET UX

E 16083

T
IDENTIF. REFERENCE

JUL 25 10 36 AM '77

FELIX ..... REGISTER
DAVIDSON COUNTY, TENN.

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