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

Mail

WARRANTY DEED

BOOK 5199 PAGE 38

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MALCOLM ALAN CRAIG	First Federal Savings & Loan	Map 43-13
(NAME)	(NAME)	
338 Old Hickory Blvd.	236 Fourth Avenue North	Parcel 96
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison, TN 37115	Nashville, Tennessee	
(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, including the Grantees assuming a certain unpaid indebtedness of record in Book 5078, page 584, Register's Office for Davidson County, Tennessee, being a deed of trust executed by Jerry R. Baxter and wife, Genevieve V. Baxter, to T. I. Holman, Jr., Trustee, to secure to First Federal Savings & Loan Association the payment of one note dated October 14, 1976, in the original principal amount of $25,000.00, which Grantees promise to pay and agree to hold Grantors harmless from same,

JERRY R. BAXTER AND WIFE, GENEVIEVE V. BAXTER, hereinafter referred to as Grantors,

have this day bargained and sold, and do hereby transfer and convey unto the said

MALCOLM ALAN CRAIG AND WIFE, JANIE L. CRAIG,

hereinafter referred to as Grantees, their (successors), heirs and assigns,

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

Being Lot No. 10 of Block "C" on the Map of Forest Park Subdivision, as of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Old Hickory Boulevard, and runs back between parallel lines 150 feet to a dead line.

Being the same property conveyed to Jerry R. Baxter and wife, Genevieve V. Baxter, by deed from Clyde C. Owen and wife, Arrietta M. Owen, of record in Book 3177, page 196, Register's Office for Davidson County, Tennessee.

Possession of the aforesaid premises to be given to Grantees on November 15, 1977.

STATE OF TENNESSEE
NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 45,000.00

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

Affiant

My commission expires: HOMER R. AYERS (Affix Seal)
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

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 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 September, 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.

Jerry R. Baxter

Genevieve V. Baxter

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JERRY R. BAXTER AND WIFE, GENEVIEVE V. BAXTER 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 Tennessee, this 1st day of September, 19 77

HOMER R. AYERS
Notary Public, State of Tenn. at Large
Commission Expires 2-14-81

Notary Public

Commission expires

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 .

SEP 21 77	CONV	45,000.00			
SEP 21 77	S'TAX		B*	117.00	
SEP 21 77	PR'FEE		B*	.50	
SEP 21 77	W'DEED		B*	4.00	* 121.50

WARRANTY DEED

FROM JERRY R. BAXTER, ET UX

TO MALCOLM ALAN CRAIG, ET UX

E 27034

IDENTIF. REFERENCE

SEP 21 9 28 AM '77

FELIX ... STER
DAVIDSON COUNTY, TENN.

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