ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
John Baugh Jr. (NAME)	Same as new owner (NAME)	Map 82-9
1325 6th Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 54
Nashville, Tennessee 37208 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of $10.00---------- TEN AND NO/100---------- DOLLARS

Cash in hand paid by JOHN BAUGH JR., the receipt of which is hereby acknowledged, and for other good and valuable considerations,

I, MARGARET ANN PATTON WARNER and husband, HARRY WARNER,

DEC-27 CONV 10,000.00
DEC-27 S'TAX B* 26.00
DEC-27 PR'FEE B* .50
DEC-27 W'DEED B* 4.00 * 30.50

have bargained and sold, and by these presents do transfer and convey unto the said JOHN BAUGH JR.,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 14 on the Map of McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said County.

Said Lot No. 14 fronts 50 feet on the easterly side of Sixth Avenue North, and runs back between parallel lines 166 feet 3 inches to an alley.

Being the same property conveyed to Margaret Ann Patton Warner by deed from John E. Patton, joined by wife, Rita G. Patton of record in Book 4862, page 558, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( ) property, known as 1318 & 1320 6th Avenue North (House Number) (Street)
Nashville, Tennessee (P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of December, 19 77.

Margaret Ann Patton Warner — Harry Warner

BOOK 5229 PAGE 93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Margaret Ann Patton Warner and husband, Harry Warner

the 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 Nashville, Tennessee, this 1st day of December, 19 77.

My commission expires April 26, 1978 Notary Public L. D. Richards

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as such _____ and attesting the same by the said _____ as such _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 10,000 .00
This is equal to or greater than the property would bring at a fair and voluntary sale.

John S. Baugh Jr.

Sworn to and subscribed before me
this 1st day of December, 19 77.

My commission expires April 26, 1978 Notary Public L. D. Richards

This instrument was prepared by:

Name	Address
Briley, Richards & Wrenne, Attys.	344 4th Avenue North, Nashville, Tennessee 37219

E 39822

WARRANTY DEED

G-250451 SN

FROM Margaret Ann Patton Warner and husband, Harry Warner

TO John Baugh Jr.

IDENTIF. REFERENCE

DEC 2 10 53 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE PIONEER TITLE CO.