FORM NO. WD-1

BOOK 5233 PAGE 795

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,000.00

X Clinton Wayne Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December, 19 77

Robert W. Thomas, Jr.
Notary Public

My Commission Expires AUG 14, 1978

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

This Instrument Was Prepared By

DENNEY, LACKEY & CHERNAU THIS INSTRUMENT WAS PREPARED BY
218 Third Avenue North
Nashville, Tennessee 37201 ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton Wayne Baxter (NAME)	Fidelity Federal Savings & Loan Assn. (NAME)	Map ~~83-7~~ 85-7
3111 Edgemont Drive (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Parcel 89
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	3DZ-64214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAMES O. CANTRELL AND WIFE, SUZANNE M. CANTRELL

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CLINTON WAYNE BAXTER AND WIFE, PATRICIA GAIL BAXTER

HEREINAFTER CALLED THE GRANTEES, 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. 156 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, said Register's Office.

Said Lot fronts 109.12 feet on the southeasterly side of Edgemont Drive and runs back 185 feet on the southwesterly line to a dead line which is a broken line on which it measures 80.49 feet thereon.

Being the same property conveyed to James O. Cantrell and wife, Suzanne M. Cantrell by deed from James C. Summers, Trustee, from James O. Cantrell of record in Book 4489, page 43, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 3111 Edgemont Drive, Nashville, Tennessee 37214
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 12th day of December, 19 77

James O. Cantrell

James O. Cantrell

Suzanne M. Cantrell

Suzanne M. Cantrell

STATE OF TENNESSEE
Davidson County

BOOK 5233 PAGE 796

Personally appeared before me, Robert W. Thurman, Jr., a Notary Public in and for said County and State, the within named James O. Cantrell and wife, Suzanne M. Cantrell

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 12th day of December 1977

Commission expires My Commission Expires AUG. 14, 1978

Notary Public At Large

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes 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 official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

$37,000.00 560562-1

WARRANTY DEED

FROM

James O. Cantrell and wife,

Suzanne M. Cantrell

TO

Clinton Wayne Baxter and wife,

Patricia Gail Baxter

E 41983

IDENTIF. REFERENCE

DEC 15 3 45 PM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DEC 15 77	CONV	37,000.00			
DEC 15 77	S'TAX		B*	96.20	
DEC 15 77	PR'FEE		B*	.50	
DEC 15 77	W'DEED		B*	4.00	* 100.70

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.