FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 11,420.00

James H. Hedgepath
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March 19 78

Kathy C. Johnson
Notary Public

MY COMMISSION EXPIRES: 10-13-78
(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG.
NASHVILLE, TENNESSEE 37201

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY, 807 AMERICAN TRUST BLDG., NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES H. HEDGEPATH (NAME)	same (NAME)	Map 51-12
1013 Jasperson (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 85
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	11D 68080

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, RUTH N. BAKER, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES H. HEDGEPATH and wife, RUTH M. HEDGEPATH

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, described as follows:

BEING the westerly part of Lot No. 22 on the plan of Montague Park, as of record in Book 421, page 141, Register's Office for said County.

SAID part of Lot No. 22 fronts 80 feet on the northerly side of Blue Grass Avenue, and runs back 189.5 feet, more or less, on the easterly line and 191.5 feet on the westerly line to a dead line, measuring 82 feet thereon.

BEING the same property conveyed to H. E. Baker and wife, Ruth N. Baker, by deed from H. B. Alexander and wife, Katherine Alexander, of record in Book 2199, page 163, Register's Office for said County, the said H. E. Baker having since deceased.

This is unimproved ( ) improved (X) property, known as 405 Blue Grass Avenue Madison, Tennessee 37115
(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 my hand this fourteenth day of March, 19 78

X
RUTH N. BAKER Ruth N. Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ruth N. Baker

the 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 Old Hickory, Tennessee, this 14 day of March, 19 78

Commission expires 5-28-80

Gordon L. Hawkins
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, Gordon L. Hawkins, a Notary Public within and for the State and County aforesaid, personally appeared Ruth N. Baker and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) 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 Old Hickory Tenn on this the 14th day of March, 19 78.

My commission expires 5-28-80

Gordon L. Hawkins
Notary Public

WARRANTY DEED

FROM
RUTH N. BAKER

TO
JAMES H. HEDGEPATH ET UX
RUTH M. HEDGEPATH

F 5 5 5 4.0

IDENTIF. REFERENCE

MAR 20 2 47 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
WILLIAM D. CASTLEMAN, ATTY.
807 AMERICAN TRUST BLDG
NASHVILLE, TENNESSEE 37201

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

MAR 20 78	CONV	11,420.00			
MAR 20 78	S'TAX		B*	29.64	
MAR 20 78	PR'FEE		B*	.50	
MAR 20 78	W'DEED		B*	4.00	* 34.14