223 Madison St., Madison, TN 37115

WARRANTY DEED

BOOK 5266 PAGE 10

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED BAXTER, ET UX (NAME:)	SAME (NAME:)	43-13
224 Maple Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Pars 167 & 168
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 consideration, I, FRED BAXTER, in full accordance with T.C.A. 64-109, have this day sold and do hereby transfer and convey all right, title and interest in and to the property below described to FRED BAXTER and wife, ALTHEA D. BAXTER, as tenants by the entirety, with the full intent and purpose to vest the said FRED BAXTER and wife, ALTHEA D. BAXTER, with title thereto in fee simple as tenants by the entirety, and by this conveyance, the said FRED BAXTER and wife, ALTHEA D. BAXTER, their heirs and assigns, are hereby vested with title in fee simple to said real estate in Davidson County, Tennessee, described as follows:

~~have bargained and sold, and by these presents do transfer and convey unto the said~~

~~heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:~~

TRACT NO. ONE: Being Lot No. 7, Block "F" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.
Said lot fronts 51 feet on the south side of Maple Street and runs back between lines 100 feet on the west line and 116 feet on the east line to a dead line on which it measures 50 feet.

Being the same property conveyed to Fred Baxter and wife, Marguerite Baxter, by deed from Grady L. Nix and wife, Mildred C. Nix, of record in Book 5138, page 106, Register's Office for Davidson County, Tennessee, and Marguerite E. Baxter having died on November 21, 1977 and Fred Baxter having since remarried to Althea D. Baxter, this deed is for the purpose of creating in Fred Baxter and Althea D. Baxter a tenancy by the entirety in the above described property.

TRACT NO. TWO: Being Lot No. 6 in Block "F" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.
Said Lot No. 6 in Block "F" fronts 51 feet on the south side of Maple Street and extends back on its westerly boundary line 96 feet and on its easterly boundary line 106 feet to a dead line and shows 50 feet thereon.

Being the same property conveyed to Fred Baxter and wife, Marguerite Baxter, by deed from Grady L. Nix and wife, Mildred C. Nix, of record in Book 5138, page 106, Register's Office for Davidson County, Tennessee, and Marguerite E. Baxter having died on November 21, 1977 and Fred Baxter

(continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 25th day of March 19 78

Affiant

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

Notary Public

having since remairred to Althea D. Baxter, this deed is for the purpose of creating in Fred Baxter and Althea D. Baxter, a tenancy by the entirety in the above described property.

unimproved ( )
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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 I *do covenant with the said* grantees, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as appears of record.

And I *do further covenant and bind* myself, my *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.*

Witness my *hand this* 25th *day of* March, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

X Fred Baxter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* FRED BAXTER

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

Witness my hand and official seal at Goodlettsville, *Tennessee, this* 28th *day of* March, *19* 78.

Mary Ann Goodlett, *Notary Public*

Commission Expires 9-12-78

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

Personally appeared before me, , *a Notary Public in and for said County and State, the within named*

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

Witness my hand and official seal at , *this* *day of* , *19* .

, *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 .

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

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MAR 27 8

MISC

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IDENTIF. REFERENCE

MAR 27 2 07 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM

FRED BAXTER,

TO

FRED BAXTER, ET UX

Deed Tax $ 8.00