This Form furnished by Attorneys Title Company, Inc.

BOOK 5301 PAGE 733

Form No. WD-3

FROM

E. L. Baggett et ux

TO

Wayne Nichols

For draftsman's use

This instrument prepared by:

David G. Gray, Attorney
1133 Stahlman Building
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wayne Nichols (NAME)	Same (NAME)	MAP 21 -P. 16.
3712 Old Clarksville Hwy. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

E7.2519.

IDENTIF. REFERENCE

JUN 21 2 19 PM '78

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$ 25,000.00 E. L. Baggett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June 19 78.

Barbara McKee
Notary Public

MY COMMISSION EXPIRES: 4/28/80

(AFFIX SEAL)

NOTARY PUBLIC

For and in Consideration of the sum of Twenty Five Thousand and no/100 ($25,000.00) DOLLARS cash in hand to us paid by Wayne Nichols, receipt of which is hereby acknowledged, we, E.L. Baggett and wife, Tallulah A. Baggett, have bargained and sold, and by these presents do transfer and convey unto the said Wayne Nichols, his heirs and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

TRACT NO. 1.
A tract of land in Davidson County, Tennessee, being the property of E.L. Baggett and wife, Tallulah Baggett, as recorded in Book 3813, page 801, Register's Office for said County, described as follows:

BEGINNING at a point in the west line of Eatons Creek Road of the northeast corner of Lot No. 4 on the Baggett Sub., Section 2, as recorded in Book 4995, page 14, RODC., thence South 88 deg. 48' W for 5.00 feet to the new line of Eatons Creek Road 25.00 feet from the center of Eatons Creek Road; thence continuing S 88 deg. 48' W for 250.10 feet to the northwest corner of lot 4; thence along the line of the north line of Section 1, Baggett Sub., as recorded in Book 3842, page 93, RODC., S 88 deg. 32' W for 175.50 feet to the northwest corner of said Sub., thence N 71 deg. 54' W for 210.00 feet to a point; thence N 1 deg. 28' E for 712.60 feet to a point the northwest corner of this tract, thence along the north line of this Tract S 88 deg. 05' E for 706.20 feet to a point; thence S 2 deg. 26' W for 177.00 feet to a point thence N 87 deg. 34' W for 7.00 feet to a point; thence continuing on said S 2 deg. 26' W for 209.0 feet to a point; thence N 87 deg.

~~land in Davidson County, State of Tennessee, described as follows, to wit:~~

34' E for 43.5 feet to a point in the west line of Eatons Creek Road on a curve with a radius of 790.00 thence along said curve in a southerly direction for 150.00 feet to a point thence S 2 deg. 26' W for 174.68 feet to the point of beginning, 11.7 acres more or less, within Tract boundary.

Form No. WD3a

TRACT NO. 2: BOOK 5301 PAGE 734

A triangular tract of land in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson, Adams & Johnson Engineers, dated April 29, 1963, revised April 21, 1964, Job No. 86-63, showing the O.W. Foster Property and the said triangular tract lying between the westerly margin of Eatons Creek Road and the easterly line of Tract "B" shown on said survey.

The said triangular tract is described as follows: BEGINNING in the easterly line of Tract "B" at its intersection with the westerly margin of Eatons Creek Road, said beginning point lying 541.2 feet south 2 deg. 26' west of the northeast corner of said Tract "B"; thence, along the westerly margin of Eatons Creek Road, in a northeasterly direction, 161 feet to an iron pin; thence north 87 deg. 34' west 43.5 feet to the east line of said Tract "B"; thence, with the same, south 2 deg. 26' west 155.2 feet to the beginning.

BEING the same property conveyed to E.L. Baggett and wife, Tallulah A. Baggett, by deed from T.B. Foster, Trustee, of record in Book 3813, page 801, Register's Office for Davidson County, Tennessee.

JUN21'78	CONV	25,000.00				
JUN21'78	S'TAX		B*	65.00		
JUN21'78	PR'FEE		B*	.50		
JUN21'78	W'DEED		B*	6.00	*	71.50

This is unimproved (X) improved ( ) property, known as Eatons Creek Rd
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Wayne Nichols, his heirs and assigns, forever.

And we do covenant with the said Wayne Nichols 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, except for taxes for this year 1978 which have been prorated and assumed by the buyer.

And E.L. Baggett and wife, Tallulah A. Baggett, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Wayne Nichols, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand this 21st day of June, 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.

E. L. Baggett

Tallulah Baggett

 Form No. WD3b

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Barbara McBee, a Notary Public in and for said County and State, the within named E.L. Baggett and wife, Tallulah A. Baggett,

the bargainors, 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 21st day of June, 1978.

Barbara McBee, Notary Public

Commission Expires 4/28/80

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.....