Form No. WD-1

BOOK 5306 PAGE 661

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June, 1978

Notary Public

MY COMMISSION EXPIRES: My Commission Expires August 25, 1979

TAX EXEMPT

THIS INSTRUMENT WAS PREPARED BY
THOMPSON & CRAWFORD, ATTORNEYS, 15th FLOOR, 1st AMERICAN BLDG., NASHVILLE, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Baxter (NAME)	FIRST FEDERAL SAVINGS & LOAN (NAME)	16DA-30672
4641 Chalmers Drive (STREET ADDRESS OR ROUTE NUMBER)	UNION AT FOURTH (STREET ADDRESS)	131-14
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	NASHVILLE TN. 37219 (CITY) (STATE) (ZIP)	34

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, John N. Andrews, Executor

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Baxter and wife Jane B. 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. 222 on the Plan of Tynewood Estates, Section I, as of record in Book 2900, page 88, Register's Office for said County.
SAID Lot fronts 198 feet on the west side of Chalmers Drive, and runs back 254.3 feet on the north line and 254.7 feet on the south line to a dead line in the rear on which it measures 198 feet.

Being the same property conveyed to Joseph R. Andrews and wife, Mary C. Andrews, by deed from Haury and Smith Contractors, Inc., of record in Book 3186, page 293, Register's Office for Davidson County, Tennessee. The said parties having since died, and the said Joseph R. Andrews, having pre-deceased the said Mary C. Andrews and said property vested in John N. Andrews, Executor with full power to sell, under the will of Mary C. Andrews, of record in Will Book 123, page 395, Probate Court, Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions, easements and rights of way.

This is unimproved ( ) improved (XX) property, known as 4641 Chalmers Drive Nashville, TN 37215
(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 30th day of June, 19 78

John N. Andrews, Executor

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STATE OF TENNESSEE
Davidson County

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

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 Nashville, Tennessee, this 30th day of June, 78

Commission expires My Commission Expires August 15, 1979

Notary Public

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 (his oath) (himself) upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such (they) _____ 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

WARRANTY DEED

FROM John N. Andrews

TO Richard P. Baxter

E 7 4 6 5 2

IDENTIF. REFERENCE

JUL 3 2 20 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

File Int Fiscal

THOMPSON & CRAWFORD
ATTORNEYS AT LAW
15th FLOOR, FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

JUL-3	CONV	80,000.00			
JUL-3	S'TAX		B*	208.00	
JUL-3	PR'FEE		B*	.50	
JUL-3	W'DEED		B*	4.00	* 212.50