WARRANTY DEED

BOOK 5310 PAGE 126

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47899-

Richard P. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF July, 1978

Notary Public

MY COMMISSION EXPIRES: 11-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William G. Traber, Attorney, 107 Donelson Pike, Nashville, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Baxter (NAME)	Churchill Mortgage Corporation (NAME)	75-7
6641 Chalmers Drive (STREET ADDRESS OR ROUTE NUMBER)	1835 Savoy Drive, N.E., #300 (STREET ADDRESS)	Par 116 Jd
Nashville, TN. 37215 (CITY) (STATE) (P. O. ZIP)	Atlanta, Georgia 30341 (CITY) (STATE) (ZIP)	

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, Kenneth F. Bargatze and wife, Margie A. Bargatze

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Baxter and wife Jane G. 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:

Being Lot No. 99 on the Plan of Highland of Tulip Grove, Section 1, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kenneth F. Bargatze and wife, Margie A. Bargatze by deed from James R. Moore and wife, Barbara J. Moore, as of record in Book 5229, page 11, said Register's Office.

The Grantees herein assume and promise to pay an obligation evidenced by an instrument of record in Book 5229, page 13, said Register's Office.

The escrow account as it relates to this property is hereby transferred to the Grantees, as is the hazard insurance.

This is ( ) unimproved (X) improved property, known as 4369 Baton Rouge Drive, Hermitage, TN. 37076
(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 hands this 10th day of July, 19 78

Kenneth F. Bargatze
Kenneth F. Bargatze

Margie A. Bargatze
Margie A. Bargatze

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth F. Bargatze and wife, Margie A. Bargatze

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 10th day of July, 19 78

Commission Expires 11-12-80

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
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 purpose 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

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IDENTIF. REFERENCE

JUL 12 10 30 AM '78

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

JUL 12 00	CONV	47,899.00		
JUL 12 00	S'TAX		B* 124.54	
JUL 12 00	PR'FEE		B* .50	
JUL 12 00	W'DEED		B* 4.00	* 129.04

MAIL TO: W. G. TRABER P.O. Box 22355 NASHVILLE, TENN. 37221

WARRANTY DEED

FROM Kenneth F. Bargatze et ux

TO Richard P. Baxter, ET UX

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Service

Compliments of Title Associates, Inc.

REPRESENTING USLIFE TITLE INSURANCE Company of New York