BOOK 5318 PAGE 299

FROM:

ERVIN M. ENTREKIN, TRUSTEE

TO:

SAMUEL A. BAXTER, UNMARRIED, AND MARTHA L. BAXTER, UNMARRIED, as Joint Tenants, with right of survivorship.

THIS INSTRUMENT PREPARED BY:

Thomas C. Scott, Attorney
Butler, Tune & Entrekin
26th Floor
First American Center
Nashville, Tennessee 37238

Address New Owner	Send Tax Bills To:	Map-Parcel Nos.
Samuel A. Baxter, unmarried and Martha L. Baxter, unmarried. Unit C-110, Green Hills Terrace 1900 Richard Jones Road Nashville, Tennessee 37215	SAME	117-15 Parcel 90

E 79878

(FOR REGISTER'S USE)

IDENTIF. REFERENCE

JUL 31 3 05 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, Whichever is Greater, for this Transfer is:
$ 21,900.00

S. A. Baxter
AFFIANT

Subscribed and sworn to before me, this the 25th day of July, 1978.

Thomas C. Scott
NOTARY PUBLIC

My comission expires: 8/10/80
(AFFIX SEAL)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s) and other good and valuable considerations, the receipt of which is hereby acknowledged, I, ERVIN M. ENTREKIN, TRUSTEE, (the "Grantor") have bargained and sold, and by these presents do transfer and convey unto the said as Joint Tenants, SAMUEL A. BAXTER, unmarried, and MARTHA L. BAXTER, unmarried, with right of survivorship. (the "Grantee(s)") their heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to-wit:

Parcel No. 90, being Unit No. C-110 in a Horizontal Property Regime located on the Plat of Green Hills Terrace of record in Book 5200, page 64, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the same property conveyed to Ervin M. Entrekin, Trustee, by Quitclaim Deed from M. C. Morris and Sidney Averbuch, of record in Book 5286, page 335, said Register's Office.

This conveyance is subject to the following:

1. Provisions of Tennessee Code Annotated Section 64-2701 et seq.

2. Conditions, restrictions, options, encumbrances, liens, assessments and undertakings contained in the Master Deed and Bylaws for the Green Hills Terrace recorded in Book 5304, page 702, said Register's Office.

3. Real Estate taxes for 1978 which have been prorated between Grantor and Grantee.

This is improved property, known as Apartment No. C-110, 1900 Richard Jones Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto beloning to the said SAMUEL A. BAXTER, unmarried, and MARTHA L. BAXTER, unmarried, ("Grantees") their heirs and assigns, forever.

And I do covenant with the said SAMUEL A. BAXTER, and MARTHA L. BAXTER, 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.

And I, ERVIN M. ENTREKIN, TRUSTEE, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said SAMUEL A. BAXTER and MARTHA L. BAXTER, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS my hand, this the 25th day of July, 1978.

Ervin M. Entrekin, trustee
ERVIN M. ENTREKIN, TRUSTEE

JUL 31 78	CONV	21,900.00			
JUL 31 78	S'TAX		B*	56.94	
JUL 31 78	PR'FEE		B*	.50	
JUL 31 78	W'DEED		B*	4.00	* 61.44

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 ERVIN M. ENTREKIN, TRUSTEE, 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 office in Nashville, Tennessee, this the 25th day of July, 1978.

Thomas C. Scott
NOTARY PUBLIC

THOMAS C. SCOTT NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES: 8/10/80