Instrument Prepared By:
ID B. HERBERT

BOOK 5328 PAGE 625

Kelley, Herbert & Crawford
Floor, L & C Tower
ville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
148-8-2	Carl Joy Baxendale, Jr. Brownie B. Baxendale	Mercantile Mortgage Company P.O. Box 14569 St. Louis, MO 63178
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
2DU-23123	4605 Artelia Drive	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

AUG23RE	CONV	35,750.00			
AUG23RE	S'TAX		B*	92.82	
AUG23RE	PB'FEE		B*	.50	
AUG23RE	W'DEED		B*	4.00	* 97.32

James C. Tucker and wife, Mary E. Tucker

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carl Joy Baxendale, Jr. and wife, Brownie B. Baxendale

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Hazelwood Section 12, as of record in Book 4300, Page 143, Register's Office for said County.

Said Lot No. 23 fronts 60 feet along the westerly margin of Artelia Drive and runs back between lines 149.27 feet on the northerly line and 149.68 feet on the southerly line, to a dead line in the rear measuring 60 feet thereon.

Being the same property conveyed to James C. Tucker and wife, Mary E. Tucker, by deed from R. B. Woodroof and wife, Margrette D. Woodroof, as of record in Book 4730, Page 753, said Register's Office.

This conveyance is made subject to restrictions of record in Book 4562, Page 138.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, Except taxes for the current year which have been prorated and assumed by Grantee herein.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 16th day of August, 19 78.

James C. Tucker

Mary E. Tucker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

James C. Tucker and wife, Mary E. Tucker

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, the 18th day of August, 1978.

Notary Public

My commission expires: 4-18-82

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 35,750.00

X Carl Joy Baxendale Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF August 1978

MY COMMISSION EXPIRES: 4-18-82 (AFFIX SEAL)

Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

E 84481

WARRANTY DEED

FROM

James C. Tucker

Mary E. Tucker

TO

Carl Joy Baxendale, Jr.

Brownie B. Baxendale

IDENTIF. REFERENCE

AUG 23 9 10 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Please Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____ Notary Public