BOOK 5373 PAGE 986

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Richard P. Baxter (NAME)	Commerce Union Bank (NAME)	Map 161-3
4641 Chalmers Dr. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 2546 (STREET ADDRESS)	Par 102
Nashville, Tenn. 37215 (CITY) (P. O. ZONE) (STATE)	Nashville, Tenn. 37219 (CITY) (ZONE) (STATE)	6DU-62554

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00)---------- *Dollars,*

and other good and valuable considerations accepted as cash, receipt of which is hereby acknowledged, including the assumption to pay an indebtedness as evidenced by an instrument of record in Book 5155, page 626, Register's Office for Davidson County, Tennessee.

We, Charles D. Ware and wife, Patricia R. Ware,

have this day bargained and sold, and do hereby transfer and convey unto the said Richard P. Baxter,

his ~~successors~~ *heirs and assigns,*

certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section Two, McMurray Meadows, of record in Book 4955, page 58, Register's Office for said County.

Said Lot No. 25 fronts 60.02 feet on the southerly margin of Manorwood Court and extends back 170 feet on the easterly line and 169.98 feet on the westerly line to a dead line in the rear, measuring 71.99 feet thereon.

Being the same property conveyed to Charles D. Ware and wife, Patricia R. Ware, by deed from W. L. Bainbridge, III, and wife, Josephine G. Bainbridge, as of record in Book 5155, page 624, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $37,209.26

Subscribed and sworn to before me, this the 8th day of December 1978

Affiant Richard P Baxter

My commission expires: 10-17-82 (Affix Seal)

Notary Public Mary P. Kilpatrick

This is improved (X) unimproved ( ) property, known as 5109 Manorwood Ct. (House Number) (Street) Nashville, Tenn. 37211 P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Richard P. Baxter, his ~~successors~~

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except as noted above.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said*

Richard P. Baxter, his

~~successors~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* s *this* 8th *day of* December, 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.*

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

Charles D Ware
Patricia R. Ware

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Mary E. Kilpatrick *a Notary Public in and for said County and State,* Charles D. Ware and wife, Patricia R. Ware,

*the within named 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* 8th *day of* December, *19* 78

Mary E. Kilpatrick *Notary Public*

Commission expires 10-17-82

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 .....

F 0 4 6 6 0

IDENTIF. REFERENCE

DEC 12 9 11 AM '78

FELIX A. KRISTOPIK, REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
CHARLES D. WARE, ET UX

TO
RICHARD P. BAXTER

DEC 12 78	CONV	37,209.22		
DEC 12 78	S'TAX		B* 96.72	
DEC 12 78	PR'FEE		B* .50	
DEC 12 78	W'DEED		B* 4.00	* 101.22

JIM SMITH REALTORS
783 Old Hickory Blvd.
Brentwood, Tenn. 37027
373-1250

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

PEDIGO & SAINDON