WARRANTY DEED

BOOK 5375 PAGE 520

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $43,070.85

Mary Cunningham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF December, 1978

Notary Public

MY COMMISSION EXPIRES: 12-10-79

THIS INSTRUMENT WAS PREPARED BY: Douglas R. Berry, 907 Two Mile Pky., Goodlettsville, TN 37072

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY CUNNINGHAM (NAME)	FIDELITY FEDERAL SAVINGS & LOAN (NAME)	
3111 EDGEMONT DRIVE (STREET ADDRESS OR ROUTE NUMBER)	401 UNION STREET (STREET ADDRESS)	85-7-89
NASHVILLE, TENN. (CITY) (STATE) (P. O. ZIP)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP)	03DZ 64214

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, CLINTON WAYNE BAXTER and wife, PATRICIA GAIL BAXTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARY CUNNINGHAM

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. 156 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, said Register's Office.

Said Lot fronts 109.12 feet on the southeasterly side of Edgemont Drive and runs back 185 feet on the southwesterly line to a dead line which is a broken line on which it measures 80.49 feet thereon.

Being the same property conveyed to Clinton Wayne Baxter and wife, Patricia Gail Baxter by deed from James O. Cantrell and wife, Suzanne M. Cantrell of record in Book 5233, page 795, Register's Office for Davidson County, Tennessee.

DEC15'78	CONV	43,070.85		
DEC15'78	S'TAX		B* 112.06	
DEC15'78	PR'FEE		B* .50	
DEC15'78	W'DEED		B* 4.00	* 116.56

This is unimproved ( ) improved (X) property, known as 3111 Edgemont Drive, Nashville, Tennessee
(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 12 day of December, 19 78

Clinton Wayne Baxter
CLINTON WAYNE BAXTER

Patricia Gail Baxter
PATRICIA GAIL BAXTER

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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 Clinton Wayne Baxter and Patricia Gail Baxter

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 Goodlettsville, Tennessee this day of December, 1978

Douglas R. Berry
Notary Public

Commission Expires October 17, 1982

DOUGLAS R. BERRY 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

WARRANTY DEED

FROM CLINTON WAYNE BAXTER, et ux

TO MARY CUNNINGHAM

F 0 5 3 3 4

IDENTIF. REFERENCE

Dec 15 9 03 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

DOUGLAS R. BERRY
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Goodlettsville, TN 37072
(615) 859-4086