This Instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5388 PAGE 592

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jim D. Dies, Jr. and wife, Virginia L. Dies	Same	119-9-130
(NAME)	(NAME)	
3315 Glencliff Rd		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nash. Tn 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*
cash in hand paid by Jim D. Dies, Jr. and wife, Virginia L. Dies and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

I, Sadie Florence Baulch, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said Jim D. Dies, Jr. and wife, Virginia L. Dies

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 13 in the McLean Subdivision, a plan of which is of record in Book No. 421, page 130, said Register's Office.

Said Lot No. 13 fronts 40 feet on the west side of the Nolensville Road, and runs back 150 feet on its south line, with the northerly line of lot No. 12 in said subdivision, and 155-1/2 feet on its northerly line, with the southerly margin of a 26 foot street, to the easterly margin of an alley.

Being the same property conveyed to Sadie Florence Baulch by deed from J. M. Baulch, of record in Book 2277, page 297, Register's Office for Davidson County, Tennessee, for the express purpose of creating an estate by the entireties in the said J. M. Baulch and Sadie Florence Baulch, the said J. M. Baulch having since died.

This conveyance is subject to an easement for sanitary sewers and/or storm drainage, of record in Book 4100, page 406, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 60,000.00

Subscribed and sworn to before me, this the 23rd day of January, 1979

Affiant Jim D. Dies

My commission expires: May 18, 1981 (Affix Seal)

Notary Public Yvonne A. Roberts

unimproved ( )
This is improved (X) property, known as 2801 Nolensville Road, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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 for 1979 taxes which are prorated and assumed by the purchasers.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 24th *day of* January *19* 79 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Sadie Florence Baulch

Sadie Florence Baulch

BOOK 5388 PAGE 593

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, NANCY L. KOTA, *a Notary Public in and for said County and State,* Sadie Florence Baulch, unmarried

the within named bargainor, with whom I am personally acquainted, and who acknowledged that she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24th *day of* JANUARY, *19* 79.

NANCY L. KOTA NOTARY PUBLIC DAVIDSON COUNTY

Nancy L. Kota *Notary Public*

Commission expires 4/18/82

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 .....

JAN24 79	CONV	40,000.00			
JAN24 79	S'TAX		B*	104.00	
JAN24 79	PR'FEE		B*	.50	
JAN24 79	W'DEED		B*	4.00	* 108.50

WARRANTY DEED

FROM
Sadie Florence Baulch

TO
Jim D. Dies, Jr. and wife,
Virginia L. Dies

F. I. 1. 0. 6. 8

IDENTIF. REFERENCE

JAN 24 12 27 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627