ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
A. A. Birch, Jr. (NAME)	First & Mid-South Mortgage Co. (NAME)	20W 27620
640 North 5th Street (STREET ADDRESS OR ROUTE NUMBER)	315 Union Street (STREET ADDRESS)	82-7 431
Nashville, Tennessee 37207 (CITY) (STATE) (ZIP CODE)	Nashville, Tennessee 37201 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Eleven Thousand Seven Hundred Fifty ---------- And No/00 ---------- ($11,750.00) ---------- DOLLARS

of which $5,641.97 has been paid in cash, the receipt of which is hereby acknowledged, and for the balance, the grantee, A. A. Birch, Jr., has assumed and agreed to pay the balance ($6,108.03), due on a note dated October 16, 1963 in the original amount of $7,950.00, made by James L. Potts, et ux, payable to Mid-South Mortgage Corporation, which note is secured by a trust deed of record in Book 3658, page 293, Register's Office for Davidson County, Tennessee, and was assigned to the Federal National Mortgage Corporation by instrument of record in Book 3659, page 64, said Register's Office,

We, W. C. Baines, Jr. and wife, Dorothy W. Baines

have bargained and sold, and by these presents do transfer and convey unto the said A. A. Birch, Jr.

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 27 on the Plan of Village Manor, as of record in Book 3300, page 55, Register's Office for said County. Said Lot No. 27 fronts 18.33 feet on the west side of North Fifth Street, and extends back 158.24 feet on the north line and 156.87 feet on the south line, to an alley in the rear on which it measures 18.38 feet.

Being the same property conveyed to W. C. Baines, Jr. and wife, Dorothy W. Baines by deed from Juan Vega and wife, Annette Kyle Vega, of record in Book 4360, page 732, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 640 (House Number) North Fifth Street (Street)

Nashville (City or Town) 37207 (Zip Code)

(P. O. Address)

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.

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 19th day of January 19 79

W. C. Baines

Dorothy W. Baines

BOOK 5388 PAGE 739

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Dorothy B. Wilson, a Notary Public in and for said County and State, the within named W. C. Baines, Jr. and wife, Dorothy W. Baines

the bargainor ____, 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 9th day of January, 19 79.

My commission expires July 18, 1982 Notary Public Mrs Dorothy B. Wilson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Dorothy B. Wilson, a Notary Public of the State and County aforesaid, personally appeared W. C Baines Jr and wife, Dorothy W with whom I am personally acquainted, and who, upon oath, acknowledged this, to be legal and binding respectively of the W. C. Baines, Jr & Wife, the within named bargainor, ~~a corporation~~, and that They as such Husband and wife, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said owners as such ____ and attesting the same by the said ____ as such ____.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of January, 1979 Mrs Dorothy B. Wilson Notary Public

Commission expires [redacted]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 11,750.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

W. C. Baines Jr
Dorothy W. Baines

Sworn to and subscribed before me this 19th day of January, 19 79.

My commission expires July 18, 1982 Notary Public Mrs Dorothy B. Wilson

This instrument was prepared by:
DAVID VINCENT, ATTY., 1031 STAHLMAN BLDG., NASHVILLE, TENNESSEE 37201

Name				Address
JAN25 79	CONV	11,700.00	11,750.00	
JAN25 79	CONV	* 50.00		
JAN25 79	S'TAX		B* 30.42	
JAN25 79	PR'FEE		B* .50	
JAN25 79	W'DEED		B* 4.00	* 34.92

WARRANTY DEED

FROM W. C. BAINES, JR., et ux

TO A. A. BIRCH, JR.

F. I. 1. 46

IDENTIF. REFERENCE

JAN 25 8 10 AM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219