6925

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,321.38

Jerry R. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF April, 1979.

W. K. Beaman
Notary Public

MY COMMISSION EXPIRES: May 13, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David E. Mead, Attorney 101 Cumberland Ave., Suite 101 Madison, Tenn. 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Baxter, et ux (NAME)	SAME (NAME)	43-5 114
416 Anderson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	63475
Madison, Tennessee 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, William C. Armstrong, and wife, Louise S. Armstrong

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jerry R. Baxter and wife, Genevieve Baxter

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 Lots Nos. 3 and 4 of Block "A" on the Map of Cedarcrest Estates, of record in Book 974, page 15, Register's Office for said County.

Said lots adjoin and front together 95.74 feet on the southerly side of Anderson Lane and runs back 181.3 feet on the easterly line of Lot 4, and 177.9 feet on the westerly line of Lot 3, to a dead line in the rear, which is the north line of Lot 5 of said Block.

Being the same property conveyed to the within named Grantors by deed of record in Book 5033, page 693, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to the Grantees assumption of and agreement to pay the remaining balance of a certain Deed of Trust Note in the original principal amount of $21,300.00, payable to Fidelity Federal Savings & Loan Association, and/or assigns, according to the terms and conditons stated in said Note. Said Note is secured by a Deed of Trust of record in Book 5033, page 695, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 416 Anderson Lane, Madison, Tennessee 37115
(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 17th day of April, 1979

William C. Armstrong — Louise S. Armstrong

William C. Armstrong Louise S. Armstrong

A-101

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named William C. Armstrong et ux, Louise S. Armstrong

the bargainors, 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 Madison, Tennessee, this 17th day of April, 1979.

Commission expires May 13, 1979

W. K. Georgas

Notary Public
W. K. Georgas, Jr.

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
Davidson 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 purposes 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
WILLIAM C. ARMSTRONG, ET UX

TO
JERRY R. BAXTER, ET UX

F-24860

IDENTIF. REFERENCE

APR 19 9 01 AM '79

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TENN.

American Escrow Company, Inc.
Suite 209 Cumberland Bldg.
101 Cumberland Avenue
Madison, Tennessee 37115

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			33321.38- CO	
			86.66 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	91.16-
6925A	04/19/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 24860

APR 19 9 01 AM '79

No. 678239