FORM NO. WD-1

BOOK 5511 PAGE 536

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 35,000

James E. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF October, 1979

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

FILE BOX "7" SATURN 5 MAZE

THIS INSTRUMENT WAS PREPARED BY
Paul G. Blankenship, Atty. 3311 Gallatin Rd. Nashville, Tenn. 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James E. Baxter, Et Ux (NAME)	Mercantile Mortgage Co. (NAME)	Map 71-11
327 Gatewood Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 14569 (STREET ADDRESS)	Parcel 187.1
Nashville, Tenn. 32207 (CITY) (STATE) (P. O. ZIP)	St. Louis, Missouri 63178 (CITY) (STATE) (ZIP)	12DA 25632

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~~ I, Thelma Fluty Mills, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James E. Baxter and wife, Fanny Yvonne 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 the west half of Lot No. 27 on the Plan of Trinity Heights, as of record in Book 161, Page 38 Register's Office for said County.

FRONTING 50 feet on the north side of Gatewood Avenue and running back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Mrs. Verna Taylor Mills, by deed from R. B. Taylor and wife, Cordelia A. Taylor, of record in Book 387, page 408, Register's Office for Davidson County, Tennessee. The said Mrs. Verna Taylor Mills having since died, intestate, leaving as her only heirs at law, Thomas Mills and Robert T. Mills. The said Thomas Mills having conveyed his one half interest in said property to Robert T. Mills and wife, Thelma Fluty Mills, by deed of record in Book 982, Page 413, Register's Office for Davidson County, Tennessee. The said Robert T. Mills having since died and devised his interest in said land to Thelma Fluty Mills, by will of record in Book 96, page 355, Probate Court for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 327 Gatewood Ave. Nashville, Tennessee 37207
(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 my hand this 2nd day of October, 1979

Thelma Fluty Mills

STATE OF TENNESSEE
Davidson County

BOOK 5511 PAGE 537

Personally appeared before me, Paul G. Blankenship, a Notary Public in and for said County and State, the within named Thelma Fluty Mills

the 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 2nd day of October 19 79

Commission expires August 6 1980

Paul G. Blankenship
Notary Public

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

TO

F. 5. 6. 7. 0 3

IDENTIF. REFERENCE

OCT 9 2 56 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

7335 10/09 97.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5511 PAGE 538

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35000.00- CO	
			91.00 CO TX	
			.50 PRFEE	
			6.00 MORTG	
			CHECK	97.50-
7335A	10/09/79		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 5 6 7 0 3

IDENTIF. REFERENCE

OCT 9 2 56 PM '79

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 717479