ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Thomas Tripp	Same	119-9
(NAME:)	(NAME:)	Par 42 Jd
2722 Grandview Ave.		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37211		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

BOOK 5561 PAGE 441

FOR AND IN CONSIDERATION of the sum of ONE and 00/100 ($1.00) DOLLARS cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of making a re-conveyance to create an estate of tenancy in common between Frank A. Baugh and wife, Nona C. Baugh a one-half undivided interest and Harry Thomas Tripp, a one-half undivided interest, We, Frank A. Baugh and wife, Nona C. Baugh have bargained and sold, and by these presents do hereby transfer and convey unto Phillip Saindon, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Land in Davidson County, Tennessee, being Lot No. 46 on the Revised and Corrected Plan of Thompson & Ring's Subdivision of Edenwold Park, as of record in Book 332, page 29, of the Register's Office for said County.

Said Lot No. 46 fronts 54 feet on the easterly side of Marshall Avenue and runs back 150 feet on the north line and 155-1/2 feet on the south line, with the north line of a 26 foot street to an alley, and shows 95 feet on said alley.

Being the same property conveyed to Frank A. Baugh by deed from Charles R. Collier, Trustee of record in Book 5359, page 478, Register's Office for Davidson County, Tennessee.

This conveyance is subject to an encumbrance of record in Book 5359, page 480, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION
FURNISHED PHILLIP SAINDON, ATTORNEY AT LAW
301 STAHLMAN BLDG., NASHVILLE, TN

unimproved ( )
This is improved ( ) property, known as ---- (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And we do covenant with the said Phillip Saindon, Trustee, that we are lawfully seized and possessed of said land in fee simple, and have a good right to convey it.

And ~~we~~ We, Frank A. Baugh and wife, Nona C. Baugh do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Phillip Saindon, Trustee, his successors and assigns, against the lawful claims of all persons whomsoever.

And now, I, the said Phillip Saindon, Trustee, for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer and convey unto Frank A. Baugh, et ux Nona C. Baugh a one-half undivided interest and Harry Thomas Tripp a one-half undivided interest, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate, title and interest thereto belonging, to the said Frank A. Baugh, et ux Nona C. Baugh and Harry Thomas Tripp, their heirs and assigns, forever.

And I do covenant with the said Frank A. Baugh, et ux Nona C. Baugh and Harry Thomas Tripp, that I Phillip Saindon, Trustee, am lawfully seized and possessed of said land and have a good right to convey it.

BOOK 5561 PAGE 442

215 And I, 01/31/80, Phillip Saindon, Trustee, do further covenant and bind myself, my successors and representatives, to warrant and defend the title to the said land only as to such title coming through or by me from the grantees herein, to the said Frank A. Baugh and wife, Nona C. Baugh and Harry Thomas Tripp, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 24 day of JANUARY, 19 80.

Frank A Baugh

Nona C. Baugh

Phillip Saindon, Trustee
Trustee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Oscar B. York, Jr., a Notary Public in and for said County and State, the within named, Frank A. Baugh & Nona C. Baugh, 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 Nashville, Tennessee, this 24 day of JANUARY, 19 80

Oscar B. York, Jr.
Notary Public.

My commission expires: 1-24-81

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Denny A. Pedigo, a Notary Public in and for said County and State, the within named Phillip Saindon, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 25th day of January, 19 80

Denny A. Pedigo
Notary Public.

My commission expires: 4-23-83

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 4425.00
Harry Thomas Tripp
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Jan 1980
Deputy Register

Deed

From: FRANK A. BAUGH to: PHILLIP SAINDON, Trustee.

AND

From: PHILLIP SAINDON, Trustee. to: FRANK A. BAUGH, ET UX, ET AL

FILED 4537

IDENTIF. REFERENCE

JAN 31 10 11 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

RUSH

Published by
Attorneys Title Comp
NASHVILLE, TENNESSEE

PEDIGO & SAINDON

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

BOOK 5561 PAGE 443

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
			9425.00- CO	
			24.44 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	30.94-
0215A01/31/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 74537

TENNESSEE TITLE REFERENCE

JAN 31 10 11 AM '80

No. 739621