3088 80-2-26 02/19 76.44 FILE BOX 4 CHECK

BOOK 5567 PAGE 115

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

26,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF FEBRUARY, 19 80

Notary Public

MY COMMISSION EXPIRES: 6/2/80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foley & Weiss, Attorneys, 1208 Fidelity Federal Building, Nashville, TN 37219

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny R. Baron,Jr. (NAME)	Mercantile Mortgage Company (NAME)	94-1-122
708 South 12th. Street (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 14569 (STREET ADDRESS)	18W-14070
Nashville, TN 37206 (CITY) (STATE) (P. O. ZIP)	St. Louis, Mo 63178 (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, J.O. Conner and wife Mildred Conner

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Danny R. Baron,Jr. and wife Kay Baron

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 Lot 12 on the Map of A. J. Caldwell's Properties, as of record in Book 421, page 78, Register's Office for said County.

SAID Lot No. 12 fronts 50.3 feet on the westerly side of South 12th Street and runs back between lines, 176.5 feet on the northerly line and 181.3 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

BEING the same property conveyed to J. O. Conner and wife, Mildred Conner by deed from R. K. Smith and Aron Bishop, Jr. of record in Book 1972, page 367, Register' Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all restrictions and easements of record.

This is improved (X) unimproved ( ) property, known as 708 South 12th. Street (House Number) (Street) Nashville, TN 37206 (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 15TH day of FEBRUARY, 19 80

J.O. Conner

J.O. Conner

Mildred Conner

Mildred Conner

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 J.C. Conner and wife Mildred Conner

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 15th day of February, 19 80

Commission expires 6/7/80

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
J.C. Conner

TO
Danny R. Baron, Jr.

F 76766

IDENTIFICATION REFERENCE

FEB 19 8 24 AM '80

REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

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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
			26900.00- CO	
			69.94 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	76.44-
3089A02/15/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76766

IDENTIFICATION REFERENCE

FEB 19 8 24 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 742383