ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS:
BENIGNO G. BAEZ et ux	THE KISSELL COMPANY	108-8-76
(NAME)	(NAME)	
3312 Cedar Ridge Road	30 Warder Street	3D-86028
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37214	Springfield, Ohio 45501	BOOK 5712 PAGE 375
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------Ten and no/100 ($10.00)----------
----------DOLLARS

cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged,

CARY ENTERPRISES, INC.,

hereinafter called the Grantor,

have bargained and sold, and by these presents do transfer and convey unto the said BENIGNO G. BAEZ and wife, BETTY BAEZ

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

Land in Davidson County, Tennessee, being Lot No. 234 on the Plan of Larchwood, Section Two, as of record in Book 5200, pages 57, 58 and 59, Register's Office for said County.

Said Lot No. 234 fronts 126.75 feet on the westerly margin of Cedar Ridge Road, and extends back 99.53 feet on the northerly line, and 97.59 feet on the southerly line, to a line on the rear on which it measures 123.99 feet.

Being part of the same property conveyed to Cary Enterprises, Inc. by deed from James M. Fischer, Jr. and wife, Mary V. Fischer of record in Book 5624, page 635, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictive covenants contained in instrument of record in Book 5479, page 443; and to the limitations shown on the Plan of record in Book 5200, pages 57, 58 and 59; all of record in the Register's Office for Davidson County, Tennessee; and to 1981 property taxes which are being prorated and which the Grantees assume in full.

~~XXXXXXXXX~~( )
This is improved (XX property, known as 3312 Cedar Ridge Road, Nashville, TN 37214
(House Number) (Street)

(P. O. Address) (City or Town) (Zip Code)

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 13th day of February, 19 81.

CARY ENTERPRISES, ~~INC~~

BY: JAMES E. CARY, PRESIDENT

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STATE OF TENNESSEE
COUNTY OF ____________

Personally appeared before me, ____________, a Notary Public in and for said County and State, the within named ____________

the bargainor ____, with whom I am personally acquainted, and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ____________, this ____ day of ____________, 19__.

My commission expires ____________ Notary Public ____________

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared JAMES E. CARY xxx with whom I am personally acquainted, and who, upon oath, acknowledged himself to be PRESIDENT xxx ____ xxxxxxx of the CARY ENTERPRISES, INC., the within named bargainor, a corporation, and that he as such President xxx, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said JAMES E. CARY as such President ~~and attesting the same by the said~~ xxxxxxxxxxxxxxxxxxxxxxxxx ~~as such~~ xxxxxx.

Witness my hand and seal, at office in Nashville, Tennessee this 13th day of February, 19 81

Barbara McBee
Notary Public

Commission expires 4/22/84

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 62,875.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Benigno G. Baez

Sworn to and subscribed before me this 13th day of February, 19 81.

My commission expires 4/22/84 Notary Public Barbara McBee

This instrument was prepared by:

Marbut Glenn Gaston, Jr., Attorney at Law, 2211 Crestmoor Road, Nashville, TN 37215

Name Address

G 2 9 9 7 3

IDENTIF. REFERENCE

FEB 19 3 46 PM '81

ELIZA Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

688 MP/19 170.04- CHECK

WARRANTY DEED

FROM

CARY ENTERPRISES, INC.

TO

BENIGNO G. BAEZ and wife,

BETTY BAEZ

Pioneer National Title Insurance Company
Public Square Building
311 4th Avenue North
NASHVILLE, TENNESSEE 37219

File Box 19

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

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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
			62875.00- CO	
			163.54 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 170.04-	
02/19/81	BAL		.00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G29973

IDENTIF. REFERENCE

FEB 19 3 46 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 807550