OFFICIAL RECEIPT

Instrument Prepared By:
E. HERBERT

BOOK 5880 PAGE 363

Kelley, Herbert & Crawford
Floor, L & C Tower
Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
53-13-2	Ernest V.Baxter & Brenda G. Anderson	National Mortgage Co. 4041 Knight Arnold Road Memphis, TN. 38118
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
11D-72705	700 Evergreen Trail	280191
		PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantees herein to pay the principal balance now due, plus future interest, on a certain note dated July 24, 1977, in the original principal sum of $31,800.00, payable to Realty Mortgage, Inc., in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by David R. Crowell and wife, Sharon C. Crowell to R. Vance Allred, Trustee, as of record in Book 5165, page 457, said debt having since been assigned to Franklin Society Federal Savings & Loan Association by instrument of record in Book 5182, page 207,

AMY WOODROOF, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto ERNEST V. BAXTER and BRENDA G. ANDERSON, as joint tenants with the right of survivorship, the entire fee to vest in the survivor ~~at the death of either,~~ hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 78 on the Plan of Section No. 4, Marlin Meadows, as of record in Book 2133, pages 66 and 67.

Said Lot No. 78, which is a corner lot, fronts 175 feet on the northerly margin of Evergreen Trail and fronts 180 feet on the westerly margin of Neelys Bend Road, said frontages being joined by a curve having a length of 39.27 feet, and extends back 200 feet on the northerly line and 205 feet on the westerly line, to a point of intersection.

Being the same property conveyed to D. Currey Woodroof and wife, Amy Woodroof, by deed from David R. Corwell and wife, Sharon C. Crowell, as of record in Book 5535, page 969, the said D. Currey Woodroof having since died.

This conveyance is made subject to restrictions of record in Book 2196, page 36; Book 2204, page 339 and Book 2242, page 392.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except as shown above and 1982 taxes which Grantees assume and agree to pay.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30th day of April, 1982.

Amy Woodroof
Amy Woodroof

OFFICIAL RECEIPT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5880 PAGE 364

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Amy Woodroof, unmarried

the bargainor(s), 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, the 30 day of April, 19 82.

My commission expires: 4-20-86

Notary Public

STATE OF
COUNTY OF

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires:

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 52,551.17

X Ernest V Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April 82

MY COMMISSION EXPIRES 4-20-86 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

AMY WOODROOF, unmarried

TO

ERNEST V. BAXTER AND

BRENDA G. ANDERSON

G 8 9 6 5 9

IDENTIF. REFERENCE

MAY 3 1 52 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Please Return to: Box 36
ORTALE, KELLEY, HERBERT & CRAWFORD
23rd Floor, Life & Casualty Tower
Nashville, Tennessee 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires:

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5880 PAGE 355

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
			52551.17	CO
			136.76	CO TX
			.50	PRFEE
			6.00	WDEED
			CHECK	143.26-
5105A05/03/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

C89659

IDENTIF. REFERENCE

MAY 3 1 52 PM '82

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 879124