OFFICIAL RECEIPT

5.79? 10/25

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IDENTIF. REFERENCE

Oct 25 11 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 5954 PAGE 215

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER, 19 82

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attys. 20th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOHN R. NEDDERMAN (NAME)	Kentucky Mortgage (NAME)	
Box 17721 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 13013 (STREET ADDRESS)	105-13
Nashville, TN 37217 (CITY) (STATE) (P. O. ZIP)	Lexington, Kentucky 40512 (CITY) (STATE) (ZIP)	51

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, JOHN G. BAXTER and wife, BETTY A. BAXTER,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOHN R. NEDDERMAN

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 No.342 on the Plan of the resubdivision of part of Belmont Land Company's subdivision of Belmont Heights as of record in Book 421, page 71, Register's Office for said County.

SAID Lot No. 342 fronts 50.2 feet on the westerly side of 12th Avenue, South, formerly the Granny White or Middle Franklin Pike, and runs back 139.5 feet on the northerly line and 141.3 feet on the southerly line to an alley on which it measures 50 feet.

BEING the same property conveyed to John G. Baxter and wife, Betty A. Baxter by deed from Margaret V. Yarbrough and Lyndal Robe4ts and wife, Margaret Roberts, of record in Book 4866, page 942, Register's Office for Davidson County, Tennessee.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to First and Mid-South Mortgage Company, as of record in Book 4866, page 944, Register's Office for Davidson County, Tennessee. The said loan having since been transferred to Kentucky Mortgage Company.

This is unimproved ( ) improved (X) property, known as 2117-12th Avenue, South, Nashville, Tennessee 37204
(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 our hand s this 15th day of October, 19 82

John G. Baxter — JOHN G. BAXTER

Betty A. Baxter (Mrs. Lyndal) — BETTY A. BAXTER

OFFICIAL RECEIPT

STATE OF TENNESSEE
Davidson County

BOOK 5954 PAGE 216

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN G. BAXTER and wife, BETTY A. BAXTER

the bargainor S, 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 October 19 82

Commission expires 4-17-83

_____
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) as such _____ and (they) _____, 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
JOHN G. BAXTER, et ux

BETTY A. BAXTER

TO
JOHN R. NEDDERMAN

PLEASE FILE BOX "7"

PREPARED BY:

SATURN & MAZER, Attorneys
20th Floor
First American Center
Nashville, Tennessee 37238
Phone: 259-3666

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

RECEIVED OF BOOK 5954 PAGE 217

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
			34000.00- CO	
			68.40 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	94.90-
			5795A10/26/82 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 13991

IDENTIF. REFERENCE

OCT 25 11 27 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 906409