This Instrument Prepared By:
DAVID B. HERBERT
Oriale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

BOX 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
82-9-125	G & R Properties, a partnership	G & R Properties 1410-Third Avenue, North Nashville, TN. 37208
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
1W-10115	1410 Third Avenue, North	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,

BOOK 6483 PAGE 298

CHARLES H. BAGGARLY and wife, SANDRA S. BAGGARLY and THOMAS C. BAGGARLY and wife, PATRICIA M. BAGGARLY

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto G & R PROPERTIES, a partnership composed of Roy G. Goodwin and Teresa G. Rogers

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:

Two Tracts of land in Davidson County, Tennessee, described as follows:

TRACT 1:

Being Lot No. 8 in the subdivision of the McGavock City Park Lot, as of record in Book 57, page 101.

Said Lot No. 8 fronts 50 feet on the easterly side of Third Avenue, North, formerly College Street and runs back between parallel lines 137-1/2 feet to an alley.

TRACT 2:

Being Lots Nos. 4, 5, 6, and 7 in the subdivision of the McGavock City Park Lots, as of record in Book 57, page 101.

Said Lot No. 4 fronts 50 feet on the easterly side of Third Avenue North and extends back between parallel lines, 137-1/2 feet to an alley.

Said Lots Nos. 5 and 6 adjoin and front together 100 feet on the easterly side of Third Avenue, North and run back between parallel lines, 137-1/2 feet to an alley.

Said Lot No. 7 fronts 50 feet on the easterly side of Third Avenue North, and extends back between parallel lines, 137-1/2 feet to an alley.

Being the same property conveyed to Charles H. Baggarly and Thomas C. Baggerly, by deed from H. Gordon Wynn, Jr., unmarried, as of record in Book 5672, page 699.

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 1985 taxes which have been prorated and assumed by Grantees

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 1st day of February, 1985.

Charles H. Baggarly
Charles H. Baggarly

Thomas C. Baggarly
Thomas C. Baggarly

Sandra S. Baggarly
Sandra S. Baggarly

Patricia M. Baggarly
Patricia M. Baggarly

See Reverse Side

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ KNOX)

BOOK 6488 PAGE 299

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Charles H. Baggarly and wife, Sandra S. Baggarly 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 Knoxville, Tennessee, this, the 1st day of February, 1985.

My commission expires: My commission expires Dec. 27, 1987

Kathy T. Wright
Notary Public

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Thomas C. Baggarly and wife, Patricia C. Baggarly 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 Knoxville, Tennessee, this, the 1st day of February, 19 85.

My commission expires: My commission expires Dec. 27, 1987

Kathy T. Wright
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February 19 86

MY COMMISSION EXPIRES: 4-20-86 (AFFIX SEAL) Notary Public

GRACE H. NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

FROM

CHARLES H. BAGGARLY AND WIFE ET AL

TO

G & R PROPERTIES, a partnership composed of ~~Roy G. Goodwin~~ and Teresa G. Rogers

I 8 1 4 5 7

IDENTIF. REFERENCE

FEB 6 2 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Return to:
ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

02/06 331.50- CHECK

3245

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 6488 PAGE 300

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
			125000.00- CAMT.	
			325.00 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 331.50-	
			9245A02/06/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I. 8. 1. 4. 5. 7.

IDENTIF. REFERENCE

FEB 6 2 33 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 106698