8 of 30

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF February, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

BOOK 6489 PAGE 165

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Realtors Building, 306 Gay Street, Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dorothy Baugh (NAME)	Same (NAME)	81-2-55
1742 McKinney Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	8DA-8183
Nashville, TN 37208 (CITY) (STATE) (P.O.ZIP)	(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, Ted LeGarde and wife, Sharon B. LeGarde

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dorothy Baugh

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. 131 on the plan of Buena Vista Heights Addition, of record in Book 161, page 19, Register's Office for said County.

SAID Lot No. 131 fronts 50 feet on the northerly margin of McKinney Avenue, formerly Spring Street, and extends back between parallel lines, 140 feet to an alley in the rear.

BEING the same property conveyed to Ted LeGarde by deed from Samuel J. Pierce, Jr., Secretary of Housing & Urban Development, of record in Book 6473, page 437, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Sharon B. LeGarde joins in to convey any interest she may have by reason of her marital status in subject property.

I. 8. 1. 7: 30

IDENTIF. REFERENCE

FEB 7 3 06 PM '85

FELIX ... REGISTER
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, know as 1742 McKinney Avenue, Nashville, Tennessee 37208
(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 convenant 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 hands, this 4th day of February, 1985

Ted LeGarde

Sharon B. LeGarde

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 Ted LeGarde and wife, Sharon B. LeGarde

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 4th day of February, 1985.

Commission expires 1-19-86

Notary Public

* or proved to me on the basis of satisfactory evidence.

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

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
Ted LeGarde and wife, Sharon B. LeGarde

TO
Dorothy Baugh

I. DYKE TATUM, Attorney
Suite 200, Realtors Building
306 Gay Street
Nashville, Tennessee 37201

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

RECEIVED OF _____

FOR _____

BOOK 6489 PAGE 167

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
			31000.00- CAMT.	
			60.60 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	87.10-
9696A02/07/85			BAL.	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 8 1 7 3 0

IDENTIF. REFERENCE

FEB 7 3 06 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 107037