THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
100 Long Hollow Pike
Goodlettsville, Tennessee 37072

WARRANTY DEED

BOOK 6542 PAGE 75

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William P. Baeder, ETUX 1106 N. Gallatin Rd. Madison, Tn. 37115	Same as new owner	Map Parcel

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, We, EARL E. SCRUGGS and wife, LOUISE SCRUGGS, hereinafter referred to as the "GRANTOR", have bargained and sold, and by these presents do transfer and convey unto the said WILLIAM P. BAEDER and wife, LINDA M. BAEDER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
Land in Davidson County, Tennessee, being Lots Nos. 3, 4 and 5 of Block "E" on the Map of Eastlawn Subdivision, of record in Book 547, pages 153 and 154, Register's Office for said County.

Said Lots Nos. 3, 4 and 5 adjoin and front together 150 feet on the easterly side of a 25-foot avenue adjacent to the Gallatin Pike on the east, and run back between lines, 117 feet on the south line of Lot 3 and 120 feet on the north line of Lot 5, to a dead line on which they measure 150 feet.

Included in the above description, but specifically excluded therefrom, is that part of the property sold to the State of Tennessee, of record in Bok 2538, page 181, Register's Office for said County for the widening of Gallatin Pike.

TRACT NO. 2:
Land in Davidson County, Tennessee, being Lot Nos. 20, 21 and 22 of Block "E" on the Map of East Lawn, as of record in Book 547, pages 153 and 154, Register's Office for said County.

Said Lot Nos. 20 and 21 front together 100 feet on the westerly side of Circle Drive and run back between parallel lines 120 fet to a dead line.

Said Lot No. 22 fronts 50 feet on the westerly side of Circle Drive and run back between parallel lines 120 feet to a dead line.

Being the same property conveyed to Earl E. Scruggs and wife, Louise Scruggs, by deed from Buford L. Wright and wife, Mary H. Wright, of record in Book 4081, page 62, Register's Office, Davidson County, Tennessee.

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, the GRANTORS 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 warrant that the same is unencumbered, except 1985 State and County taxes, prorated and asumed in full by Grantees.

And We, the GRANTORS do further covenant and bind ourselves, our heirs and assigns 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.

WITNESS our hands on this the day and date acknowledged below.

Earl E. Scruggs
EARL E. SCRUGGS

Louise Scruggs
LOUISE SCRUGGS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named EARL E. SCRUGGS, the bargainor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 26th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 7-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named LOUISE SCRUGGS, the bargainor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal, this the 26th day of August, 1985.

NOTARY PUBLIC

My Commission Expires: 7-9-89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

William P. Barden
Affiant

Sworn to and subscribed before me, this the 26th day of August, 1985.

Dianne M. Cathey
NOTARY PUBLIC

My Commission Expires: 1-1988

322238

IDENTIFICATION REFERENCE

Aug 29 9 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

MAIL TAX

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6642 PAGE 78

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

90000.CO- CAPIT.
234.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 243.50-
1865A08/29/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32238

IDENTIFICATION REFERENCE

AUG 29 9 02 AM '85

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

No. 167719