file 47

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO: MORTGAGEE:	MAP-PARCEL NUMBERS:
KEVIN L. BAGGETT ET UX (NAME)	FIRST INVESTMENT COMPANY (NAME)	15DZ 22430
1135 Greenland Avenue (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 749 (STREET ADDRESS)	61-12-191
Nashville, TN. 37216 (CITY) (STATE) (ZIP CODE)	Columbus, Ohio 43216 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6988 PAGE 988

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS

cash in hand paid by the within named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

TERRY E. McNABB, Administrator CTA of the Estate of Katherine Woody Smith, pursuant to the power and authority granted to him by order of the Honorable James Everett, Judge of the Probate Court of Davidson County, Tennessee, dated Sept. 8, 1986, of record in said Probate Court,

have bargained and sold, and by these presents do transfer and convey unto the said KEVIN L. BAGGETT AND WIFE, SHERRI S. BAGGETT

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, described as follows:
TRACT I: Being the westerly 50 feet of Lot # 21 on the map of the subdivision of part of the Greenland Tract, as of record in Book 421, page 40, Register's Office for said County.
Said part of Lot #21 fronts 50 feet on the northerly side of Greenland Avenue and runs back between lines 397 feet more or less on the westerly line and 402.8 feet more or less on the easterly line, as measured from center of Greenland Avenue, to a dead line in the rear on which it measures 50 feet or less, thereon.
TRACT II: Being part of Lot # 21 on the map of the subdivision of a part of the Greenland Tract, as of record in Book 421, page 40, said Register's Office, described as follows:
Beginning at a point in the north margin of Greenland Avenue, 33.1 feet west of the corner of Lots Nos. 21 and 24; thence northerly 405 feet more or less to a point which is 33.7 feet west of the corner of Lots Nos. 21 and 24; thence westerly 25 feet to a point; thence southerly 402.8 feet to the north margin of Greenland Avenue; thence with the margin of same, easterly 25 feet to the point of beginning.

Being the same property conveyed to James A. Smith and Katherine W. Smith, by deed from C. C. Denton and wife, Lela B. Denton, of record in Book 4012, page 501, Register's Office for said County. The said James A. Smith having predeceased Katherine W. Smith. By Will of Katherine W. Smith, deceased, of record in Will Book 154, page 359, Probate Court, Davidson County, Tennessee, property was devised to the children born of the union to James Arliffia Smith, or the heirs of their body.

This is improved (XX) unimproved ( ) property, known as 1135 Greenland Avenue (House Number) (Street) Nashville, TN. 37216 (P. O. Address) (City or Town) (Zip Code)

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.

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.

Witness our hands this 27th day of August, 1986.

Terry E. McNabb, Administrator CTA
Estate of Katherine Woody Smith

BOOK 655 PAGE 989

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 Terry E. McNabb, Administrator CTA of the Estate of Katherine Woody Smtih

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Madison, Tennessee, this 27th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who, upon oath, acknowledged _____ to be _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purpose 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 seal, at office in _____, this _____ day of _____, 19____.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 40,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 27th day of August, 19 86.

My commission expires 7-17-88 Notary Public Joyce B. Donahue

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

45652

SEP 24 9 49 AM '86

FELIX Z. MORGAN, REGISTER
DAVIDSON COUNTY, TN

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750

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

RECEIVED OF _____

FOR _____

BOOK 6988 PAGE 990

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

40000 CO- CAMT.
112.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 118.50
5996A09/24/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45652

IDENTIFICATION REFERENCE

SEP 24 9 49 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 298718