THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

BOOK 7311 PAGE 360

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mike H. Baggett	Landon C. Hicks, Jr.	MAP 61-11
(NAME)	(NAME)	
1125 McAlpine Avenue	943 Fairwin Avenue	PARCEL 257
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37216	Nashville, Tennessee 37216	15DZ 21690
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TWENTY NINE THOUSAND FIVE HUNDRED AND 00/100---------- *Dollars,*

JUL 30 3 07 AM '87
PEGGY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE 50991

Landon C. Hicks, Jr. and wife, Era G. Hicks

have this day bargained and sold, and do hereby transfer and convey unto the said Mike H. Baggett and wife, Shirley A. Baggett

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

BEING the West 50.0 feet of Lot No. 7 on the Map of Kennedy and Graves Plan of Monte Vista, of record in Book 421, page 142, Register's Office for Davidson County, Tennessee.

SAID part of Lot No. 7 fronts 50.0 feet on the North side of McAlpine Avenue, formerly Alpine Avenue, and runs back between parallel lines, as measured from the center line of said Avenue, 388.5 feet to a dead line.

BEING the same property conveyed to Landon C. Hicks, Jr. and wife, Era G. Hicks, by deed from R. E. Ellis and wife, Evelyn S. Ellis, of record in Book 1493, page 440, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 29,500.00

Subscribed and sworn to before me this the 29th *day of* July 19 87

Affiant

My commission expires November 12, 1990 *(Affix Seal)*

Notary Public

NOTARY PUBLIC

This is improved (XX) unimproved property, known as 1125 McAlpine Avenue, Nashville, Tennessee 37216
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 29th *day of* July, 19 87 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Landon C. Hicks, Jr.

Era G. Hicks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Tammy K. Holley, *a Notary Public in and for said County and State* Landon C. Hicks, Jr. and wife, Era G. Hicks

the within named bargainor, s, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Nashville, Tennessee, *this* 29th *day of* July, 19 87

Tammy K. Holley
Notary Public

Commission expires November 12, 1990

Tammy K. Holley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, 19____

_____ Notary Public

Commission expires _____

WARRANTY DEED

FROM

Landon C. Hicks, Jr. and wife,
Era G. Hicks TO

Mike H. Baggett and wife, Shirley
A. Baggett

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

3950 .[illegible]
62.[illegible]
.50 [illegible]
6.[illegible]
[illegible] 10.00-
59/4A07/30/87 [illegible] .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5 0 9 9 1.

IDENTIFICATION REFERENCE

Jul 30 3 07 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 00015