mail:

This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

PUSH

Aug 26 11 09 AM '88
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6 2 2 1 7.

Address of New Owner(s):
Gerry Baggett
1001 N. 1st Street
Nashville, TN

Send Tax Bills To:
Same

Map-Parcel No.:
82-2-61
20W-11380

1110 08/26 0101 03CHECK 148.40

BOOK 7636 PAGE 560

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, PATRICIA C. TANLEY AND TRECIA B. TANLEY ("Grantors") have this day bargained and sold, and do hereby transfer and convey to GERRY BAGGETT ("Grantee"), his heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, described as follows:
BEGINNING at a point in the easterly margin of Dickerson Pike or North First Street extended, 417.6 feet southerly from the southerly margin of Childers Avenue; and running thence southerly along the easterly side of said Dickerson Pike 50 feet; thence easterly 161 feet to a point; thence northerly 50 feet to a point; thence westerly 159 feet to the beginning.

BEING the same property conveyed to Patricia C. Tanley and Trecia B. Tanley by deed from Evelyn L. Hunnicutt of record in Book 6912, page 700, Register's Office for Davidson County, Tennessee.

This is improved property known as 1001 N. 1st Street, Nashville, Davidson County, Tennessee.

THIS conveyance is subject to 1988 taxes which have been prorated and assumed by the grantee herein and an existing deed of trust of record in Book 6912, page 703, securing Evelyn L. Hunnicutt the payment of a Note, the present outstanding principal balance being approximately $21,928.11.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his successors and assigns, forever.

AND Grantors covenant that they 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, except as herein set out. Grantors further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to said real estate to said Grantee, his heirs, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 25th day of August, 1988.

L.C. TANLEY, JR.

PATRICIA C. TANLEY

RICK C. TANLEY

TRECIA B. TANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of August, 1988, before me personally appeared PATRICIA C. TANLEY, TRECIA B. TANLEY, L.C. TANLEY, JR. AND RICK C. TANLEY to me known, or proved to me on the basis of satisfactory evidence, to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal.

My Commission expires:

11-10-91

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $43,000.00.

L. C. Tanley
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 25th DAY OF August, 1988.

NOTARY PUBLIC

My Commission Expires: 11-10-91

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7636 PAGE 562

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

CAMT 43000.00
CON TX 141.90
PRFEE 0.50
WDEED 6.00
TOTAL 148.40
CHECK 148.40

08/26/88 01 11:12 0001 1110

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

622117

IDENTIFICATION REFERENCE

AUG 26 11 09 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 127615