505

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
3310 West End Avenue, 4th Floor
Nashville TN 37203
Return to Box 50-B

BOOK 9544PG544

ADDRESS NEW OWNER:
William L. Baugher
2103 Eastwood Avenue
Nashville, Tennessee 37212

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 105-13
GROUP
PARCEL 33

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, William G. Irvin,an unmarried person, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto William L. Baugher, hereinafter called the Grantee, his 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. 313 on the Map of the Resubdivision of a part of Belmont Land Company's Subdivision, of record in Book 421, page 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to William G. Irvin,an unmarried person by deed from William Bernard Douglas and wife, Queen E. Douglas, as of record in Book 7289, page 875, Register's Office for Davidson County, Tennessee.

This is improved property known as 2103 Eastwood Avenue, Nashville, TN 37212.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and governmental regulations that may affect the premises and the following exceptions.

1. Subject to 1994 property taxes which have been paid.
2. All matters as shown on the plan of record in Book 421, page 71, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William L. Baugher, his heirs and assigns, forever; and I, William G. Irvin,an unmarried person, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons

whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 9544 PG 545

Witness my hand this the 9th day of December, 1994.

William G. Irvin

2697 12/13 0101 03CHECK 125.55

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William G. Irvin, an unmarried person, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 9th day of December, 1994.

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

NOTARY PUBLIC

My Commission Expires: Nov 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer, is $ 31,500.00.

AFFIANT

Subscribed and sworn to before me
this 9th day of December, 1994.

NOTARY PUBLIC

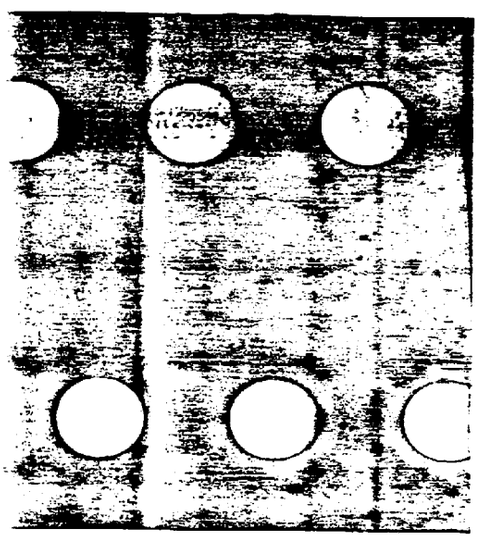
My Commission Expires:

Nov 20, 1996

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

16868
IDENTIF. ↑ REFERENCE

94 DEC 13 PM 12:04
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.



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

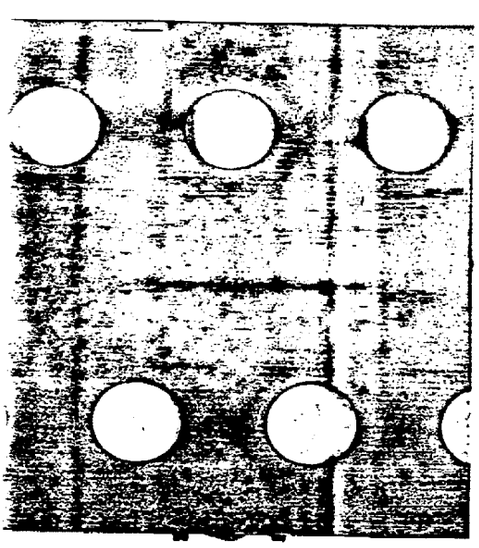
RECEIVED OF _____

FOR _____

BOOK 9544PG546

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



CAMT	31500.00
CON TX	116.55
PRFEE	1.00
WDEED	8.00
TOTAL	125.55
CHECK	125.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/13/94 01 12:05 0001 2697

16868
IDENTIF. ↑ REFERENCE

94 DEC 13 PM 12:05
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 862660