BOOK 11760 PAGE 291

This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

William Dale McMurtry
113 Donald Street
Nashville, TN 37207

SEND TAX BILLS TO:
Same

99 NOV 30 AM 8:46
BILL ELLIOTT REGISTER
DAVIDSON COUNTY, TN.

RECEIVED FOR REFERENCE

06618875

0079 11/30 0101 03CHECK 214.50

WARRANTY DEED

(Map Number 071-03-0; Parcel Number 086.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **MYRTLE BAXTER, a widow, by and through my Attorney-in-Fact, Rita Carswell,** have bargained and sold and do hereby transfer and convey unto **WILLIAM McMURTRY, a married person, and WILLIAM DALE McMURTRY, an unmarried person**, their heirs and assigns, forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 7 of the Clyde L. Morris Subdivision situated in the 12th Civil District of Davidson County, Tennessee, as shown by a plat of record in Plan Book 1835, page 116, Register's Office for Davidson County, Tennessee.

SAID Lot No. 7 fronts 71' on the northerly side of Donald Street and extends back between lines 181.7' on the westerly side to a dead line, and 182.8' on the easterly side to a dead line, and measures 71' on said dead line.

BEING the same property conveyed to William Baxter and wife, Myrtle Baxter, by deed from Patrick E. DeWire and wife, Ruby Mae DeWire, of record in Book 4621, page 162, Register's Office for Davidson County, Tennessee. William Baxter having since died on December 25, 1980 and title now vesting solely in Myrtle Baxter as surviving tenant by the entirety.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to minimum setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plan Book 1835, page 116, in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as: 113 Donald Street, Nashville, TN 37207

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein.

GRANTOR FURTHER COVENANTS and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND AND SIGNATURE on this the 22nd day of November, 1999.

Myrtle Baxter
MYRTLE BAXTER

By: Rita Carswell, Atty-in-Fact
Rita Carswell, Atty-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared the within named **Rita Carswell**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) who acknowledged that she executed the foregoing instrument (Warranty Deed) on behalf of **Myrtle Baxter, a widow**, and acknowledged that she executed the same as the free act and deed of the said **Myrtle Baxter**, and for the purposes therein contained, by virtue of Power of Attorney executed by **Myrtle Baxter**, of record in **Book 11341, page 536**, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 22nd day of November, 1999.

Glenn S. Macbeth, Notary

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$55,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

William McMurtry
Affiant

Subscribed and sworn to before me this 22nd day of November, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

GLENN S. MACBETH NOTARY AT LARGE RUTHERFORD CO., TENNESSEE

OFFICIAL RECEIPT

BILL GARRETT
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 TX	- STATE TAX CONVEY
WD	- WARRANTY DEED	UCC	- UNIFORM COMMERCIAL CODE	MO TX	- STATE TAX MORT
TD	- TRUST DEED	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

99 NOV 30 AM 8:46
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

0661875
IDENTIFICATION REFERENCE

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

11/30/99 01 08:47 0001 6079

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1543698