WARRANTY DEED

47

Davidson County DEEDWARR
Recvd: 10/04/00 11:39 2pgs
Fees:11.00 Taxes:377.40
20001004-0098374

G-5297-E

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 2000

Notary Public

MY COMMISSION EXPIRES: 10-25-03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James I. Watkins (NAME)	New Owner (NAME)	MAP 61-2
712 Marswen Avenue (ADDRESS)	(ADDRESS)	PARCEL 40
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Douglas Wayne Baugh and Don N. Baugh, both unmarried persons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James I. Watkins

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 280 on the Plan of Gra-Mar Acres, Section 7, of record in Book 2331, Page 80, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 280 fronts 100 feet on the southerly side of Marswen Drive and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Douglas Wayne Baugh, unmarried, and Don N. Baugh, married, by deed from Nellie Frances Legan, unmarried, of record in Book 10965, page 589, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 712 Marswen Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. Wherever 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 hand s this 29th day of September, 2000

Douglas Wayne Baugh

Douglas Wayne Baugh
Don N. Baugh
By: Douglas Wayne Baugh
Douglas W. Baugh, Attorney-in-fact

DCTN01WC

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 **DONALD WAYNE BAUGH, UNMARRIED**, the bargainor, with whom I am personally acquainted, and who, upon his oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29th day of September, 2000.

Notary Public

My Commission Expires: 10-25-03

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DOUGLAS W. BAUGH**, to me known to be the person who executed the foregoing instrument in behalf of **DON N. BAUGH, Unmarried,** and acknowledged that he executed the same as the free act and deed of the said **DON N. BAUGH, Unmarried.**

WITNESS my hand and official seal at Goodlettsville, Tennessee, this 29th day of September, 2000.

Notary Public

My Commission Expires: 10-25-03