WARRANTY DEED — Published by Tennessee Title Company

For and in consideration of the sum of $ 150.00----------

One Hundred Fifty---------- DOLLARS

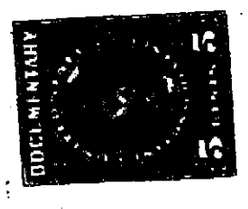
paid to me in cash by Alice T. Baxter, receipt of which is hereby acknowledged, I, Maurice Baxter, one of the four children of Jonah Baxter, deceased, who was abrother of Herman Baxter, deceased

have bargained and sold, and by these presents do transfer and convey unto the said Alice T. Baxter, her heirs and assigns, all my right, title and interest in and to a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a Hickory and Black Oak Morgans Southwest Corner and runs South 210½ poles to a stake a Sourwood and gum pointers in the south boundary line of grant #6269; thence East 87.7 poles to a Poplar and several pointers; thence north 210.32 poles to a stake in Morgans line, with Black oak and White oak pointers, thence West 88 poles to the beginning, containing by survey 115 acres, more or less; however there is excluded from the above boundaries and not herein conveyed, tract of about 18 acres of land sold to Sam Baxter about 1869 and being the remaining about 97 acres of land which was conveyed to James Baxter by B. F. and H. B. Waggoner the 21st day of March, 1868, deed being of record in Deed Book No. 45, page 261 of the Register's Office for Davidson County, Tennessee, at Nashville.

Being the same property conveyed to Herman Baxter by deed from James Baxter of record in Book 855, page 318, 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 Alice T. Baxter, her heirs and assigns, forever.

And I do covenant with the said Alice T. Baxter 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.

And I, Maurice Baxter do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Alice T. Baxter, her heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 15 day of March, 1949.

Stallebrand Jr — Maurice P Baxter

STATE OF ~~TENNESSEE~~ Michigan
~~Davidson~~ County

Personally appeared before me, Geneva L Kirby, a Notary Public in and for said County and State, the within named Maurice Baxter

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Detroit, ~~Tennessee~~, this 15th day of March, 1949.

Commission expires 6-3-49 — Geneva L Kirby, Notary Public