INSTRUMENT PREPARED BY: WALLACE B. ROMER, Attorney, [illegible] Road, North Madison, Tennessee 37115

WARRANTY DEED

BOOK 4523 PAGE 952

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
FRED BAXTER, ET UX	SAME	
(NAME) 608 Gallatin Rd N	(NAME)	Map 63
(STREET ADDRESS OR ROUTE NUMBER) MADISON, TENN 37115	(STREET ADDRESS)	Par 97
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	SH

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00) Dollars,

cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration,

RECORDED
Legibility of Writing, Typing or Printing Unsatisfactory in the Document When Received.

We, HOMER E. CHANCE and wife, MARGARET I. CHANCE, hereinafter called the GRANTORS have this day bargained and sold, and do hereby transfer and convey unto the said FRED BAXTER and wife, MARGUERITE BAXTER, hereinafter called the GRANTEES, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 11th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Neely's Bend Road, 2330.21 feet south of Hudson Road, S. 89° 17' E. 719.07 feet to a point; thence N. 0° 57' E. 118.22 feet to a point; thence S. 89° 16' E. 350.07 feet to a point; thence S. 0° 57'W. 168.09 feet to a point; thence N. 89° 17' W. 1054.60 feet to a point in the easterly margin of Neely's Bend Road, thence along said easterly margin of Neely's Bend Road N. 15° 17' W. 51.99 feet to the point of beginning, containing 2.17 acres according to the resubdivision of Lots 3 and 4 of the West Morton Farm of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

Being a part of Tract "A" of the property conveyed to Homer E. Chance and wife, Margaret I. Chance by deed from Nancy Bing Hays and husband, William A. Hays, of record in Book 3884, page 209, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 5,175.00 NCE

Subscribed and sworn to before me, this the 23 day of July 19 71

Affiant Homer E. Chance

My commission expires: November 4, 1974 (Affix Seal)

Notary Public Randy E. Chance

This is unimproved (X) improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their (successors), heirs and assigns forever. We covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said GRANTEES, THEIR (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand S this 23 day of July, 19 71, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Homer E. Chance

Margaret I. Chance

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ...the undersigned...., *a Notary Public in and for said County and State,* ....HOMER E. CHANCE and wife, MARGARET I. CHANCE....
....
....
the within named bargainor....S, with whom I am personally acquainted, and who acknowledged that ....they.... *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at ....Madison, Tennessee.... *this* ....23.... *day of* ....July...., *19*..71

Commission expires ....November 4, 1974.... Randy E. Chance *Notary Public*

RANDY E. CHANCE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....,
with whom I am personally acquainted, and who, upon oath, acknowledged ....*self to be*....
....*of the*....,
the within named bargainor, a corporation, and that ....*he as such*....,
being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ....*self as*....

Witness my hand and seal, at office in....,
this....*day of*...., *19*....

....*Notary Public*

Commission expires....

JUL 28 71	CONV	*5,175.00				
JUL 28 71	S TAX		A*	13.52		
JUL 28 71	REC FEE		A*	.50		
JUL 28 71	W DEED		A*	4.00	*	18.02

WARRANTY DEED

FROM
HOMER E. CHANCE, ET UX

TO
FRED BAXTER, ET UX

B 24621

IDENTIF. REFERENCE

Jul 28 11 48 AM '71

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
320 Gallatin Road
MADISON, TENNESSEE 37115
Representing
Chicago Title Insurance Company
CHICAGO, ILLINOIS