THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney at Law
223 Madison St., Madison, TN 37115

Mail

WARRANTY DEED

BOOK 5259 PAGE 415

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
FRED BAXTER, ET UX (NAME:)	Same (NAME:)	MAP 4
224 Maple St. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 109 Jv
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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, I, FRED BAXTER, in full accordance with T.C.A. 64-109, have this day sold and do hereby transfer and convey all right, title and interest in the property below described to FRED BAXTER and wife, ALTHEA D. BAXTER, as tenants by the entirety, with the full intent and purpose to vest the said FRED BAXTER and wife, ALTHEA D. BAXTER with title thereto in fee simple as tenants by the entirety and by this conveyance the said FRED BAXTER and wife, ALTHEA D. BAXTER, their heirs and assigns, are hereby vested with title in fee simple to said real estate in Davidson County, Tennessee, described as follows:

.....have bargained and sold, and by these presents do transfer and convey unto the said .....

.....heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land located in the 24th Civil District of Davidson County, Tennessee described as follows:

BEGINNING at a concrete monument in the northerly right-of-way of the Riley Adcox Road at Edward Baxter's southeast corner and running with Edward Baxter's line N 38° 45' W 336.00 feet to an iron pin at Garrett's line; thence with Garrett's line N 2° 30' E 1046.00 feet to a point; thence S 87° 30' E 150.00 feet to a point; thence S 2° 30' W 775.62 feet to a point; thence S 42° 54' 45" E 393.54 feet to a concrete monument in the northerly right-of-way of Riley Adcox Road; thence with a curve to the right having a radius of 315.49 feet, a distance of 100.54 feet to a concrete monument; thence with the right-of-way S 70°00' W 132.23 feet to the point of beginning and containing 5.01 acres.

Being the same property conveyed to Fred Baxter and wife, Marguerite E. Baxter by deed from Frank Adcox and wife, Ruth Adcox, of record in Book 5174, page 736, and as corrected in Book 5185, page 980, Register's Office for Davidson County, Tennessee, and Marguerite Baxter having died on November 21, 1977 and Fred Baxter having since remarried to Althea D. Baxter, this deed is for the purpose of creating in Fred Baxter and Althea D. Baxter a tenancy by the entirety in the above described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ NONE

Subscribed and sworn to before me, this the 4th day of March 19 78

Affiant

My commission expires: 7-12-78 (Affix Seal)

Notary Public

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

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 I *do covenant with the said* grantees, *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.,* except as appears of record.

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* grantees their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 4th *day of* March, *19* 78, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Joel Bagley

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* FRED 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 Goodlettsville, *Tennessee, this* 24th *day of* March, *19* 78.

Judy F Adkins, *Notary Public.*

Commission Expires 9-12-78

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., *Notary Public.*

Commission Expires.....

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.....

BOOK 5259 PAGE 418

WARRANTY DEED

FROM

FRED BAXTER

TO

FRED BAXTER, ET UX

E 53385

IDENTIF. REFERENCE

MAR 6 11 29 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 112 Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115

MAR-6 78 MISC

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