FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,350

Timothy D. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE eighth DAY OF June 19 79.

Priscilla D. Rushing
Notary Public

MY COMMISSION EXPIRES: 2-12-80

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Duncan Bryant Rushing, Attorney at Law, 1109 Caldwell Lane, Nash., Tenn., 37204.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
T.D. and K.K. Baxter (NAME)	First Federal S&L Association (NAME)	133-13-124
4716 Danby Drive (STREET ADDRESS OR ROUTE NUMBER)	236 Fourth Avenue North (STREET ADDRESS)	6DU-24950
Nashville, Tenn., 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee, 37219 (CITY) (STATE) (ZIP)	

FOR AND IN 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, David G. Howard and his wife, Shirley R. Howard,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Dwight Baxter and his wife, Karen Keith Baxter,

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:

Lot 60 on the plat of the Abbay Hall subdivision, section 1, as of record in book 2331, page 18, register's office of Davidson County, Tennessee.

Being the same property which Wilton L. Maxwell and his wife, Mary H. Maxwell, conveyed to David G. Howard and his wife, Shirley R. Howard, on 25 July 1975, by warranty deed of record in book 4936, page 586, in the register's office of Davidson County, Tennessee.

Subject to a deed of trust which David G. Howard and his wife, Shirley R. Howard, granted to T.I. Holman, Jr., trustee, on 25 July 1975, of record in book 4936, page 588, register's office of Davidson County, Tennessee, to secure a loan in the principal amount of $27,450 from First Federal S&L Association, Nashville, Tennessee.

Further subject to all applicable easements, restrictions, and setback lines of record.

Said lot 60 fronts 111.1 feet on the east side of Danby Drive and runs back 189.2 feet on the north line and 160.4 feet on the south line to a dead line in the rear, which is a broken line, measuring 151.2 feet thereon.

This is unimproved ( ) improved (X) property, known as 4716 Danby Drive, Nashville, Tennessee, 37211.
(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 hands this eighth day of June, 1979.

x David G. Howard

x Shirley R. Howard

STATE OF TENNESSEE
Davidson County

BOOK 5448 PAGE 71

Personally appeared before me, Priscilla D. Rushing, a Notary Public in and for said County and State, the within named David G. Howard and his wife, Shirley R. Howard,

the 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 Nashville, Tennessee, this eighth day of June 19 79.

Commission expires 2/12/82

Priscilla D. Rushing
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

David G. Howard

and his wife Shirley R. Howard

TO

Timothy Dwight Baxter

and his wife Karen Keith Baxter

F 33859

IDENTIF. REFERENCE

JUN 11 12 44 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5448 PAGE 72

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			48350.00- CO	
			125.58 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK 130.08-	
8580A06/11/79			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 338859

IDENTIFICATION REFERENCE

JUN 11 12 44 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 689539