This Deed Prepared By:
Leon Ruben, Attorney
325 Plus Park Blvd.
Nashville, Tenn. 37217
This Form furnished by Attorneys Title Company, Inc.

BOOK 5660 PAGE 458

Form No. WD-2

FROM

JOHN C. PHILLIPS, ET UX

TO

BARRETT SCOTT BAXTER, ET UX

For draftsman's use

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barrett Scott Baxter, Et Ux (NAME)	Fidelity Federal Savings & Loan Assoc. (NAME)	Map 146-10
5044 Kingsview Court (STREET ADDRESS OR ROUTE NUMBER)	401 Union Street (STREET ADDRESS)	Par 30
Nashville, Tennessee (CITY) (STATE) (P. O. ZIP)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

G. T. 1-1-80

IDENTIF. REFERENCE

OCT 6 10 12 AM '80

FELIX A. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$ 126,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF October, 1980.

Notary Public

MY COMMISSION EXPIRES: 4-17-83

(AFFIX SEAL)

For and in Consideration of the sum of ----------$10----------

Ten and no/100---------- DOLLARS

Cash in hand paid and for other good and valuable consideration, receipt of which is hereby acknowledged, including the assumption of a balance due on a note secured by deed of Trust of record in Book 5314, page 660 , Register's Office for Davidson County, Tennessee, executed by Robert F. Lance and wife, Lyde C. Lance, to secure Fidelity Federal Savings & Loan Association in the original amount of $72,350.00 payable as therein specified, Vaden Lackey, Jr., Trustee.

We, John C. Phillips and wife, Joanna G. Phillips have bargained and sold, and by these presents do transfer and convey unto the said Barrett Scott Baxter and wife, Nan N. Baxter 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. 10 on the Plan of Forest Park, as of record in Book 2900, page 122, said Register's Office.

Said Lot No. 10 fronts 155.0 feet on the easterly side of Kingsview Court and fronts 221.0 feet on the northerly side of Evansdale Drive, said frontages being joined by a curve having a distance of 39.3 feet, and runs back 246.0 feet on the northerly line and 180.0 feet on the easterly line, to a point of intersection.

Being the same property conveyed to John C. Phillips and wife, Joanna G. Phillips, by deed from Tom H. Williams, Jr. and Carter G. Baker, as tenants in common, of record in Book 5445, page 949, Register's Office for Davidson County, Tennessee.

6409 10/16 325.40 CHECK

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WD-2

This is unimproved ( ) improved (X) property, known as 5044 Kingsview Court, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barrett Scott Baxter and wife, Nan N. Baxter their heirs and assigns, forever.

And we do covenant with the said Barrett Scott Baxter and wife Nan N. Baxter 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.

Except Deed of Trust assumed above

And We, John C. Phillips and wife, Joanna G. Phillips do further covenant and bind ourselves our heirs and representatives, to warrant and forever defend the title to the said land to the said Barrett Scott Baxter and wife Nan N. Baxter their heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 2nd day of October, 19 80

John C. Phillips
JOHN C. PHILLIPS

Joanna G. Phillips
JOANNA G. PHILLIPS

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 John C. Phillips and Joanna G. Phillips

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 2nd day of October, 1980.

Wanda Carter, Notary Public.

Commission expires 4-17-83.

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 singing the name of the corporation by self as .

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

, Notary Public.

Commission expires .

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5660 PAGE 460

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

126500.00- CO
328.90 CO TX
.50 PRFEE
6.00 WDEED
CHECK 335.40-
6465A10/06/80 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G. I. I. 3 8

IDENTIF. REFERENCE

OCT 6 10 12 AM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 784200