2695 02/16 41.60- CHECK

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 73,500.00

Jerry R. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF February, 19 82

Elaine T. Boyd
Notary Public

MY COMMISSION EXPIRES: 1-20-85
(AFFIX SEAL)

Mail

THIS INSTRUMENT WAS PREPARED BY
WILLIAM D. CASTLEMAN, ATTORNEY; 101 Cumberland Avenue, Madison, Tennessee 37115
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry R. Baxter et ux (NAME)	same as new owner (NAME)	14D 17967
416 Anderson Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Map 15
Madison, Tn. 37115 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	Parcel 183

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, HAROLD GLEN PERRY AND WIFE, MARY W. PERRY; and KARL W. JOHNSTON AND WIFE, SUE JOHNSTON;

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JERRY R. BAXTER AND WIFE, GENEVIEVE 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:

Land in the 14th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Perry-Johnston Subdivision of record in Book 5190, page 406, Register's Office for said County, to-wit: BEGINNING at a concrete monument in the westerly margin of Whites Creek Pike (Highway 431), said point being North 10° West 215.52 feet from the northeast corner of the property conveyed to Cleve Baxter by deed from P. W. Emanuel and wife, Eddie Emanuel, of record in Book 658, page 396, of the Register's Office of Davidson County, Tennessee; Thence, North 87° West 429.7 feet to an iron pin in the easterly margin of the property conveyed to Gilbert S. Merritt of record in Book 3945, page 646, of said Register's Office; Thence, with Merritt's easterly boundary line, North 3° East 245.35 feet to an iron pin; Thence, North 66° 10' 30" East 307.8 feet to a concrete monument in the westerly margin of Whites Creek Pike; Thence, with the westerly margin of said road along a curve to the right with a radius of 1,011.95 feet a total of 391 feet to a point; Thence, South 10° East 23.75 feet to the point of beginning, containing 2.68 acres more or less.

Being part of the same property conveyed to Harold Glen Perry and wife, Mary W. Perry, and Karl W. Johnston and wife, Sue Johnston, by deed of record in Book 5461, page 756, Register's Office for Davidson County, Tennessee. The herein named Sue Johnston is the same person as Sue W. Johnston.

This conveyance is made subject to the following restrictions:
1. House must contain at least 1500 square feet of living space on one or two levels above ground plus at least a one car attached garage.
2. Structure may be of Western Cedar or approved material by sellers.
3. There is not to be any type of Swine or Cattle, Horses or livestock of any type.
4. Buyer reserves right to start structure on said lot as he desires but cannot place any other liens or mortgages against property until first mortgage plus interest is paid in full.

This is unimproved (XX) improved ( ) property, known as _____ (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 hand s this 11th day of February, 19 82

Harold Glen Perry

Karl W. Johnston

Mary W Perry

Sue Johnston

STATE OF TENNESSEE
Davidson County

BOOK 5852 PAGE 160

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harold Glen Perry and wife, Mary W. Perry, and Karl W. Johnston and wife, Sue Johnston,

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 Madison, Tennessee, this 11th day of February, 19 82

Commission expires 1-20-85

Diane G. Floyd
Notary Public

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 (their several oaths) (his oath) acknowledged (themselves) (himself) 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

TO

G. 79810

IDENTIF. REFERENCE

FEB 16 8 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Lawyers Title of
Middle Tennessee, inc.
Title Guaranteed

NASHVILLE, TENN.

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

RECEIVED OF _____

FOR BOOK 5852 PAGE 161

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
			13500.00- CO	
			35.10 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	41.60-
2695A02/16/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7 9 8 1 0

IDENTIF. REFERENCE

FEB 16 8 50 AM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 867223