THIS INSTEUMENT prepared by Tom Carver
105 Memorial Dr
Clarksville, TN 37042

BOOK 5935 PAGE 923

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Howard Baggett	Same	04D 45898
(NAME) Brown Fox Dr.	(NAME)	44-15
(STREET ADDRESS OR ROUTE NUMBER) Rome, 30161 GA	(STREET ADDRESS)	Par 434 Ts
(CITY) (P. O ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) ---------- ---------- *Dollars,*

and other good and valuable consideration, receipt of which is hereby acknowledged,

Mike Phillips and Linda Pfitzer

have this day bargained and sold, and do hereby transfer and convey unto the said Howard Baggett, his *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Lot 2 of a Resubdivision of Lot 11A of Villiage of Old Hickory of record in Plat Book 5190, page 488, more particulary described as follows:

Beginning at the easterly margin of Riverside Drive and the corner of Lot 1 of said Resubdivision; thence South 86 degrees, 32 minutes 44 seconds, East 170.83 feet, to a point on the corner of Lot 1 of said Resubdivision and property held by the Old Hickory Lock and Dam Project; thence South 2 degrees 20 minutes 27 seconds West 101.0 feet to a point on the corner of said Project and Lot 12A of said Village; thence North 85 degrees 17 minutes 20 seconds west 143 feet to Riverside Drive; then 102.4 feet along Riverside Drive back to the point of beginning.

Being same property devised by Pauline L. Phillips to Mike Phillips and Linda Pfitzer of record in Deed Book 5917, page 378, Register's Office of Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 14,000.00

Subscribed and sworn to before me, this the 3rd day of Sept 19 82

Affiant

My commission expires: 7/27/86 (Affix Seal)

Notary Public

This is unimproved (X) improved ( ) property, known as Lot 2 of Resubdivision of Lot 11A of Village of (House Number) (Street) P. O. Address: (City or Town) Old Hickory, Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Howard Baggett, his *(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* Howard Baggett, his *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my hand this 3rd *day of* September, 19 82, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Mike Phillips

Linda Pfitzer

BOOK 5935 PAGE 924

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, James E. Simpson, *a Notary Public in and for said County and State,* Mike Phillips and Linda Pfitzer

*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 Goodlettsville, Tennessee. *this* 3rd *day of* Sept, *19*82

Commission expires July 27, 1986

James E. Simpson
Notary Public

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.....

WARRANTY DEED

FROM

TO

RUSH

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

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
SEP 10 2 53 PM '82

IDENTIF. REFERENCE

H 0 7 9 9 6

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

RECEIVED OF _____

FOR BOOK 5935 PAGE 925

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

14000.00- CO
36.40 CO TX
.50 PRFEE
6.00 WDEED
CHECK 42.90-
B176A09/10/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 9 6 6

IDENTIF. T REFERENCE

SEP 10 2 53 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924373