FORM NO. WD-1

BOOK 6348 PAGE 964

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$47,000.00 Danny C. Baber
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 20th DAY OF July, 1984.

Notary Public

MY COMMISSION EXPIRES: 10/3/86
(AFFIX SEAL)

File

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer, Attorneys, 212 Third Avenue North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DANNY C. BABER (NAME)	First Tennessee Bank National Association (NAME)	MAP 161-3
5109 Manorwood Court (STREET ADDRESS OR ROUTE NUMBER)	Mortgage Loan Division, Box 474 (STREET ADDRESS)	PAR 102
Nashville, TN 37211 (CITY) (STATE) (P. O. ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	6DU-62554

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, RICHARD P. BAXTER and wife, JANE BAXTER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DANNY C. BABER and wife, CHERYL S. BABER

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 Davidson County, Tennessee, being Lot No. 25 on the Plan of McMurray Meadiws - Section Two, as of record in Book 4955, page 58, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Richard P. Baxter by deed from Charles D. Ware and wife, Patricia R. Ware, of record in Book 5373, page 986, Register's Office for Davidson County, Tennessee.

I 39707

IDENTIF. REFERENCE

JUL 31 9 58 AM '84

REGISTER
DAVIDSON COUNTY, TN

07/31 138.70 CHECK

This is unimproved ( ) improved (X) property, known as 5109 Manorwood Court, Nashville, TN 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 their hand s this 20th day of July, 1984

Richard P. Baxter
RICHARD P. BAXTER

Jane Baxter by Richard Baxter attorney in fact
JANE BAXTER

3131

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RICHARD P. 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 Nashville, Tennessee, this 20th day of July, 19 84.

Commission expires 10/19/86

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 (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

RICHARD P. BAXTER

TO

JANE BAXTER

DANNY C. BABER

CHERYL S. BABER

PREPARED BY:
SATURN & MAZER, Attorneys
212 Third Avenue, North
Nashville, Tennessee 37201
Phone: 259-3666

STATE OF TENNESSEE

COUNTY OF Davidson

On this the 20th day of July, 1984, before me personally appeared Richard Baxter to me known to be the person who executed the foregoing instrument in behalf of JANE BAXTER as her Attorney in Fact, and acknowledged that he executed the same as the free act and deed of the said JANE BAXTER.

Witness my hand and official seal at Nashville, Tennessee, this the 20th day of July, 1984.

Notary Public

My Commission Expires: 10/19/86

OFFICIAL RECEIPT

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

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RECEIVED OF _____

FOR _____

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
			47000.00- CAMT.	
			122.20 CSTAX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	128.70-
B131A07/31/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-39707

IDENTIF. REFERENCE

JUL 31 9 58 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0057051