30727

FORM NO. WD-1

BOOK 6415 PG 128

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 70,000.00

Richard P Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF October, 1984.

A. Eddie Montgomery
Notary Public

MY COMMISSION EXPIRES: 12-12-87
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
N. Eddie Montgomery, Atty., 7003 Chadwick Drive, Suite 140, Brentwood, TN. 37027
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard P. Baxter (NAME)	Morris Mortgage Corp. (NAME)	150-6 P/O Pars 122, 121, 120, 119 118 150-10 P/O Par 49-A
4641 Chalmers Dr. (STREET ADDRESS OR ROUTE NUMBER)	1000 Circle 75 Parkway, Suite 355 (STREET ADDRESS)	
Nashville, Tn 37215 (CITY) (STATE) (P. O. ZIP)	Atlanta, GA 30339 (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, A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard P. Baxter and wife, Jane G. 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 Davidson County, tennessee, being Lot No. 49-A, of Zone Lot Division of Lots 48, 49, 50, 51, 52 and 53, Section 11-A, Cherry Hills Subdivision, as of record in Book 6250, page 134, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING part of the same property conveyed to A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook, of record in Book 6299, page 43, said Register's Office.

This conveyance is made subject to all easements and restrictions and easements of record in the Register's Office, Davidson County, Tennessee.

IDENTIF. REFERENCE 160182

FILED FOR RECORD AT REGISTER DAVIDSON COUNTY, TN
Oct 30 3 36 PM '84

This is ( ) unimproved ( ) improved (X) property, known as 3016 Hessdale Drive, Nashville, Tennessee 37217
(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 25th day of October, 1984

Virginia S. Cook
Gail Johnson
John Cook
A. J. Johnson

STATE OF TENNESSEE }
Davidson County of Williamson

6415 129

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia S. Cook

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 Brentwood, Tennessee, this 25th day of October 19 84

Commission expires 1 12 87

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) as such _____ and _____ (they) 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

A. J. JOHNSON ET UX, ET AL

TO

RICHARD P. BAXTER AND WIFE

JANE G. BAXTER

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6415 PAGE 130

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

70000.00- CA 1T.
182.00 CSTAX
.50 PRFEE
6.00 MORTD
CHECK 131.50-
3126A10/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 6 0 I 8 2

IDENTIF. REFERENCE

OCT 30 3 36 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No.0081298