WARRANTY DEED

BOOK 6468 PAGE 840

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Clyde Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF January, 1985

Notary Public

MY COMMISSION EXPIRES: 7-27-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

STINNETT & WILKINSON, ATTYS, 108 S. MAIN ST. ASHLAND CITY, TN. 37015
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Wade, James I. Caldwell, III	David Wade	30 00 0036 and 30 00 0037
(NAME)	(NAME)	
4348 Beekman Drive	4348 BEEKMAN DR.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37215	NASHVILLE TN. 37215	
(CITY) (STATE) (P. O. ZIP)	(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, I, Clyde Filmore Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO David Wade and James I. Caldwell, III

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:

Part of lots 1 and 2 on the map of the lands owned by the Henry Floto Estate, of record in Book 42, page 147, Registers Office of Davidson County, Tennessee, Field Book 14D - 20600, Map and parcel number 30 00 0036. Beginning at point on Bear Hollow Road, south side thence south 2 degrees west X number poles to George F. Hostettler line. Thence south 88 degrees east 160 poles thence north 2 degrees east to Bear Hollow Road thence west following Bear Hollow Road to beginning point. Containing 82.56 acres, more or less.

Part of Lot 4 on the map of the land owned by the Henry Floto Estate, of record in Book 421, page 147, Registers Office for Davidson County, Tennessee, Field Book 14D 20575, map and parcel number 30 00 0037. Beginning at point on Bear Hollow Road thence south 2 1/2 degrees west to stake and pointers. Thence south line of said lot, south 87 1/2 degrees East 78 1/2 poles to a stake, the southwest corner of George Harris land. Thence with his line as follows North 4 degrees East 12.1 poles, north 17 degrees East 9.1 poles; north X number poles to Bear Creek. Thence west along creek to dry ditch. Thence north to Bear Hollow Road. Thence west along Bear Hollow Road to beginning point. Containing 22 acres, more or less.

BEING a part of the same property conveyed to Clyde Filmore Baxter, by deed from Mrs. C. O. Vantrease, a widow, of record in Book 4103, page 713, Register's Office for Davidson County, Tennessee.

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 my hand this 3rd day of Jan., 19 85

Clyde Baxter

1367 01/07 21453 -83- CHECK

STATE OF Tennessee
COUNTY OF Davidson

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Personally appeared before me, Ruth M. Baker, a Notary Public in and for said County and State, the within named Clyde Baxter

the bargainor, with whom I am personally acquainted, and who acknowledged that Clyde Baxter executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 3rd day of January, 1985

Ruth M Baker
Notary Public

Commission Expires 7-27-86

STATE OF _____
_____ 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 purpose 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

MAIL CHECK

1-7-4-9-5-6

IDENTIF. REFERENCE

JAN 7 9 42 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

TO

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of

Title Associates, Inc.

REPRESENTING

US LIFE TITLE INSURANCE Company of New York

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

RECEIVED OF _____

FOR _____

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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

80000.00- CAMT.
208.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 214.50-
1367A01/07/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-7-4-9-5-6-

IDENTIF. REFERENCE

JAN 7 8 48 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 99046