WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Clyde Filmore Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 1985

Notary Public

MY COMMISSION EXPIRES: 7-27-88

(AFFIX SEAL)

BOOK 6503 PAGE 736

THIS INSTRUMENT WAS PREPARED BY
Adams, Taylor, Philbin, Pigue & Marchetti, One Union Street, Nashville TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David R. Wade, III (NAME)	same (NAME)	022000 083.00
4348 Beekman Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	030000 001.00
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 James I. Caldwell, III and David R. Wade, 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 Lot #4 on the map of lands owned by the Henry Floto Estates of Record in Book 421, page 147, Register's Office of Davidson County, Tennessee. Now listed to Clyde Filmore Baxter, Field Book No. 14D 20700 map and parcel 022000 083.00. Beginning at Bear Hollow Road and Charles Guptons line thence with said line north 12 degrees west 11 poles; north 41 degrees west 12 poles; north 55 1/2 degrees west 17.32 poles; north 33 degrees west 20 poles; north 3 1/2 degrees west 20 poles; north 3 1/2 degrees east 27.32 poles to Beach Pointers in south line of the Old Dismukes tract of land, being the northeast corner of said Lot No. 4 and the northwest corner of the Emma R.M. Porter land; thence with said Dismuke's south line, north 87 1/2 degrees west 89 poles to oak pointers in east line of Lot No. 3 on said plan; thence with the east line of Lots No. 3 and No. 1, south 2 1/2 degrees X number of pole the Bear Hollow Road; thence east along Bear Hollow Road to beginning, containing 83.2 being the same more or less. acres

Part of Lot 1 and 2 on map of lands owned by the Henry Floto Estates of Record in Book 421, page 147, Register's Office of Davidson County, Tennessee. Now listed to Clyde Filmore Baxter, Field Book No 14D 20725, Map and Parcel No. 030000 001.00 Beginning at northeast corner of Lonnie Baxter land and in line with Coopers tract and line thence south 88 Degrees east 160 poles to Lot No. 4 Being the southeast corner of Lot No. 3. Thence south 2 degrees west X number of pole to Bear Hollow Road. Thence west along Bear Hollow Road to Lonnie Baxter line; thence north 2 degrees east X number of pole to beginning. Containing 77.44 acres more or less. This tract of land subject to an easement reserved to Grantor providing for 24 feet right way from north east corner of Lonnie Baxter main tract of land to a 12 acre tract that lies along the north line of this property, on the ridge so as to access both the west and east side of the 12 acre track.

~~unimproved~~ ( )
This is improved ( ) property, known as _____ (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

*see back for derivation

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 21 day of February, 1985

Clyde Filmore Baxter

03/05 339.30- CHECK

3702

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 Filmore 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 Tenn. this 21st day of February, 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

*derivation

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.

I.D. 98.2.4

IDENTIFICATION REFERENCE

MAR 5 8 44 AM 1985

DAVIDSON COUNTY, TN

MAIL EWL

WARRANTY DEED

FROM
CLYDE FILMORE BAXTER

TO
JAMES I. CALDWELL, III and
DAVID R. WADE, III

TITLE INSURED BY POLICY NUMBER:

Title Associates, Inc. Livery of Seisin

Compliments of
Title Associates, Inc.
REPRESENTING
USLIFE 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	CO-	CAPTION PAID
				332.80	CSTAX
				.50	PRFEE
				6.00	WDEED
				CHECK	339.30-
			5702A03/05/85	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1.8.6.8.2.4.

IDENTIF. REFERENCE

MAR 5 8 44 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 112970