FORM NO. WD-1

BOOK 6562 PG 300

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 55,692.98

x Patricia Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF May, 1985.

Notary Public

MY COMMISSION EXPIRES: 1-10-89

(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron T. Baxter (NAME)	Gill Mortgage Company (NAME)	34-14
1405 Bain Drive (STREET ADDRESS OR ROUTE NUMBER)	9601 McAllister Freeway (STREET ADDRESS)	51
Madison, TN 37115 (CITY) (STATE) (P. O. ZIP)	San Antonio, TX 78293 (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, Keith O. Simmons and wife, Vickie G. Simmons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Aaron T. Baxter and wife, Patricia A. 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:

Being Lot No. 56 on the Plan of Stanley Heights Subdivision of record in Book 3300, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Keith O. Simmons and wife, Vickie G. Simmons by deed from James A. Blevins and wife, Joyce A. Blevins of record in Book 6307, Page 951, Register's Office, Davidson County, Tennessee.

Subject to restrictions of record in Book 3405, page 286 said Register's Office.

This conveyance is subject to any and all existing easements of record.

Grantees herein agree to assume an indebtedness evidenced by Deed of Trust of record in Book 6307, page 954, Register's Office for Davidson County, Tennessee in the original principal amount of $49,800.00..

This is unimproved ( ) improved (XX) property, known as 1405 Bain Drive, (House Number) (Street) Madison, TN 37115 (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 hands this 15th day of May, 19 85

Keith O. Simmons

Vickie G. Simmons

05/21/85 226

STATE OF TENNESSEE
~~Davidson~~ County
Williamson

BOOK 6562 PG 301

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Keith O. Simmons and wife, Vickie G. Simmons

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 15th day of May, 19 85.

Commission expires 1-10-89

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

J 0 6 5 9 8

IDENTIF. REFERENCE

MAY 21 2 19 PM '85

FILED & RECORDED IN REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Keith O. Simmons

Vickie G. Simmons

TO

Aaron T. Baxter

Patricia A. Baxter

PREPARED BY:
N. EDDIE MONTGOMERY, ATTORNEY
SUITE 140 · 7003 CHADWICK DR.
BRENTWOOD, TN 37072

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

RECEIVED OF _____

FOR _____ BOOK 6562 PAGE 302

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

55692.98- CAMT.
144.82 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 151.32-
0226A05/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J06598

T
IDENTIF. REFERENCE

MAY 21 2 19 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 136854