FORM NO. WD-1 BOOK 6760 PAGE 333

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 31st DAY OF DECEMBER, 19 85

Notary Public

MY COMMISSION EXPIRES: 1-10-89
(AFFIX SEAL)

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
RICHARD P. BAXTER et ux	METROPOLITAN FEDERAL SAVINGS AND LOAN	
(NAME)	Attn. Tax Dept. (NAME)	150-5-332
4641 Chalmers Drive	P. O. Box 110250	150-5-380
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	150-5-333
Nashville, Tennessee 37215	Nashville, Tennessee 37211	150-5-381
(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, A. J. JOHNSON and wife, GAIL JOHNSON and JOHN COOK and wife, VIRGINIA COOK,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RICHARD P. BAXTER et ux 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 Lots 9A and 9B and 10A and 10B, Zone Lot Division of

Lots 9, 10, 11, 12, 13, and 14, Cherry Hills, Section 12, as of record in Book 6250, page 734, said Register's Office.

BEING part of the same property conveyed to A. J. Johnson and wife, Gail Johnson and John Cook and wife, Virginia Cook by deed from Harold Reeves, Trustee, with full power to sell, transfer or otherwise encumber without the joinder of any beneficiary of record in Book 6595, page 43, Register's Office for Davidson County, Tennessee.

The said John A. Cook and John Cook being one and the same person who executed this document and Virginia Cook and Virginia S. Cook being one and the same person who executed this document.

IT IS understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to METROPOLITAN FEDERAL SAVINGS AND LOAN ASSOCIATION, of record in Book**(See below) page , Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

**Lot 9-A recorded in Book 6726, Page 542; Lot 9-B recorded in Book 6726, Page 626; Lot 10-A recorded in Book 6726, Page 549 and Lot 10-B recorded in Book 6726, Page 556.

This is unimproved ( ) improved (X) property, known as 3205, 3207 3209, 3211 Lots 9A and 9B and Lots 10A and 10B, LuAnn 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 31st day of December, 19 85

X A. J. JOHNSON

X GAIL JOHNSON

X John J. Cook
JOHN J. COOK

X Virginia S. Cook
VIRGINIA S. COOK

01/10 701 1 30-
4603

BOOK 6760 PAGE 339

STATE OF TENNESSEE
Davidson County

Personally appeared before me, MELVILLE W. MAYS, JR, a Notary Public in and for said County and State, the within named A.J. JOHNSON, GAIL JOHNSON JOHN J. COOK AND VIRGINIA S. COOK

the bargainor S, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at NASHVILLE, Tennessee, this 31ST day of DECEMBER, 19 85.

Commission Expires OCT 13, 1986

Melville W. Mays Jr. Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

6801.5

WARRANTY DEED

FROM

TO

IDENTIFICATION REFERENCE

JAN 10 3 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6780 PAGE 340

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

CHECK 771.00-

4563A01/10/86 REL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 0 1 5

IDENTIFICATION REFERENCE

JAN 10 3 08 PM 1986

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 209644