BOOK 6777 PAGE 893

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,955.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27th DAY OF January, 1986

Notary Public

MY COMMISSION EXPIRES: 4/8/87

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**

GREGORY M. GALLOWAY - 1161 Murfreesboro Road - Suite 316 - Nashville, TN 37217

| NAME | | ADDRESS | |
|---|---|---|---|
| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | | MAP-PARCEL NUMBERS |
| Charles E. Baxter (NAME) | AmSouth Mortgage Company, Inc. (NAME) | | MAP 175-11 |
| 818 Bradley Place (STREET ADDRESS OR ROUTE NUMBER) | P. O. Box 847 (STREET ADDRESS) | | PARCEL 191 |
| Hermitage, TN 37076 (CITY) (STATE) (P.O. ZIP) | Birmingham, Alabama 35201 (CITY) (STATE) (ZIP) | | 4D67922 |

FOR AND 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, M. Van Stanley, Jr. and wife, Mary S. Stanley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles E. Baxter and wife, Virginia F. 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. 12A of the Zone Lot Division of Lots Nos. 4 through 17, of Meadows of Tulip Grove, Section 1, of record in Plat Book 6250, page 363, amending Plat Book 5200, page 612, Register's office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to M. Van Stanley, Jr. and wife, Mary S. Stanley, by deed from James W. Law, Sr. and wife, Brenda L. Law, of record in Book 6777, page 896, said Register's office.

This conveyance is subject to Restrictive Covenants of record in Book 6291, Page 899, Book 6250, page 363, Register's Office for said County.

This conveyance is subject to a Deed of Trust executed by James W. Law and wife, Brenda L. Law, to Michael L. Padalino, Trustee, for AmSouth Mortgage Co., Inc., dated October 29, 1985, and filed for record in Book 6704, page 581, Register's Office for said County, with an unpaid principal amount of approximately $47,955.00, which the grantees herein hereby assume and agree to pay. The escrow account if any is hereby transferred to the grantees.

This is improved ( XX ) unimproved ( ) property, known as 818 Bradley Place, Hermitage, TN 37076
(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 heir 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 covey 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 27th day of January, 1986

Mary S. Stanley

M. Van Stanley, Jr.

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named M. Van Stanley, Jr. and wife, Mary S. Stanley

(or proved to me on the basis of satisfactory evidence)

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 Nashville, Tennessee, this 27th day of January, 19 86.

Commission expires 9/9/89

Notary Public

STATE OF TENNESSEE
COUNTY OF

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, and corporation, and that (he) / (they) as such _____ and _____ being authorized so to do, execute 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 _____

(or proved to me on the basis of satisfactory evidence)

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____

My commission expires _____

Notary Public

74304

FOR ENTIRE REFERENCE

FEB 5 3 08 PM '86

KELLY F. WILSON CLERK & REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

M. Van Stanley, Jr.
Mary S. Stanley

TO

Charles E. Baxter
Virginia F. Baxter

RETURN TO:

METROPOLITAN ESCROW, INC.
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

GREGORY M. GALLOWAY
ATTORNEY-AT-LAW
1161 Murfreesboro Road
Suite 316
Nashville, TN 37217

**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 |
|---|---|---|---|---|

54955.00- CONT.
143.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 149.50-
2484402/05/86 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

74304

IDENTIFICATION REFERENCE

FEB 5 3 02 PM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 217084