rej Book

rej174:3/13/86

BOOK 6803 PAGE 665

FROM: Fred Baxter and wife,
Althea D. Baxter
TO: Quenelle Burnes

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Quenelle Burnes P.O. Box 425 Madison, TN 37116	Same	4313;167 4313;168

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $25,000.00.

Quenelle Burnes
Affiant

Subscribed and sworn to before me, this the 13th day of March, 1986.

Robin E. Jones
Notary Public

ROBIN E. JONES NOTARY PUBLIC AT LARGE STATE OF TENN.

My Comm. Expires: 10/24/88

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Fred Baxter and wife, Althea D. Baxter, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Quenelle Burnes, an unmarried person, herein called "GRANTEE", her successors, heirs, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 222 Maple Street and 224 Maple Street, Madison, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her successors, heirs, and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs, successors, 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 13th day of March, 1986.

Fred Baxter

Althea D. Baxter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Robin E. Jones, a Notary Public in and for said County and State, the within named Fred Baxter and Althea D. Baxter, the bargainors, 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 seal, at office in Nashville, Tennessee, this the 13th day of March, 1986.

Robin E. Jones
NOTARY PUBLIC

My Commission Expires: 10/24/88

Exhibit A

D E S C R I P T I O N

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being Lot No. 7, Block "F" on the Map of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for Davidson County, Tennessee.

Said Lot fronts 51 feet on the south side of Maple Street and runs back between lines 100 feet on the west line and 116 feet on the east line to a dead line on which it measures 50 feet.

TRACT NO. II:

Being Lot No. 6 in Block "F" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, page 44, Register's Office for said County.

Said Lot No. 6 in Block "F" fronts 51 feet on the south side of Maple Street and extends back on its westerly boundary line 96 feet and on its easterly boundary line 106 feet to a dead line and shows 50 feet thereon.

TRACT NOS. I AND II being the same property conveyed to Fred Baxter and wife, Marguerite Baxter, by deed from Grady L. Nix and wife, Mildred C. Nix, of record in Book 5138, page 106, Register's Office for Davidson County, Tennessee, the said Marguerite Baxter having since died, and being the same property conveyed to Fred Baxter and wife, Althea D. Baxter, as tenants by the entirety, by deed from Fred Baxter, of record in Book 5266, page 10, said Register's Office.

This property is subject to 1986 Metropolitan Government Taxes which are a lien on the property, have been prorated at closing and are the responsibility of Grantor.

8 2 8 5 5

IDENTIFICATION REFERENCE

MAR 13 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

2824 03/13 74.50- CHECK

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

RECEIVED OF _____

FOR _____

BOOK 6803 PAGE 668

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
GSTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEE	TOTAL PAID
			65.00	GSTAX
			.50	PRFEE
			8.00	WDEED
			CHECK	74.50-
2824A	03/13/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 2 8 5 5

IDENTIFI REFERENCE

MAR 13 3 32 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 227141