File Box 24

BOOK 6814 PAGE 267 FORM NO. WD-1

BOX 24

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$59,000.00 Fred Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1986

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Fred and Althea D. Baxter (NAME)	Same (NAME)	Map 4
8354 Riley Adcock Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. Nos. 19 & 20
Joelton, Tennessee 37080 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	14D-35560
		14D-35580

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, Danny F. Bennett and wife, Jennifer Bennett

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Fred Baxter and wife, Althea D. 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:

A tract of land in the 14th Civil District of Davidson County, Tennessee, containing 39.57 acres, more or less, according to a survey to John D. Sprouse, dated October 20, 1984, described as follows:

BEGINNING at an iron pin in the Fred N. Lamb, Sr. northerly line, said iron pin being the southeast corner of Chester C. Whitaker, et ux, of record in Book 6408, page 309, said Register's Office, and being the southwest corner of this tract of land and continuing as follows: Thence with said Whitaker easterly line N9°56'24"E, 605.95 feet to a hickory tree being the northeast corner of said Whitaker and being the southeast corner of Sherman R. Garrett et ux, of record in Book 4454, page 341, said Register's Office; thence with the lineof said Garrett N10°34'24"E, passing a corner of William N. Edgin, in all 1,098.32 feet to a fence post being the northwest corner of this tract of land in said Edgin easterly line and being a corner to James A. Hamilton; thence with the southerly line of said Hamilton S79°15'20"E, 1,120.65 feet to a fence post, being a corner to said Hamilton in Fred Baxter westerly line and being the northeast corner of this tract of land; thence with the line of said Baxter S10°49'00"W, passing a corner to said Baxter and Joyce Bulter, in all 1,037.07 feet to an iron pin in the northerly margin of Adcock Road and being the southwest corner of said Bulter; thence with the margin of said road S72°20'16W, 28.96 feet; thence S61°16'01"W, 87.72 feet; thence S52°06'13"W 93.66 feet; thence S43°53'58"W, 91.75 feet; thence S37°50'33"W 113.78 feet; thence S34°53'10"W, 345.92 feet to an iron pin, being the northeast corner of Larry C. Williams, et ux, of record in Book 4961, page 191, said Register's Office, and being the most southeast corner of this tract of land; thence with the line of said Williams N81°57'45"W, passing a corner to said Williams and said Lamb, in all 709.78 feet to the point of beginning.

BEING the same property conveyed to Danny F. Bennett and wife, Jennifer Bennett by deed from Sue G. Suter and husband, Turner L. Suter of record in Book 6426, page 198, Register's Office for Davidson County, Tennessee.

Taxes for 1986 have been pro-rated and assumed by Grantee.

THIS conveyance subject to easement to American Telephone and Telegraph Company of record in Book 1229, page 456 and Book 1511, page 149, and right-of-way to Davidson County of record in Book 2281, page 33, Register's Office for Davidson County, Tennessee.

This is unimproved (XX) improved ( ) property, known as 39.57 acres, Riley Adcock Road Joelton, TN 37080
(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 25th day of March, 1986

Danny F. Bennett

Jennifer Bennett

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, The undersigned, a Notary Public in and for said County and State, the within named Danny F. Bennett and Jennifer Bennett

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 25th day of March 19 86

Commission expires 5/13/89

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

7103 03/27 159.00-1/CHECK

8651 1:2

IDENTIFICATION REFERENCE

MAR 27 10 19 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM

Danny F. Bennett and wife,

Jennifer Bennett

TO

Fred Baxter and wife,

Althea D. Baxter

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 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
			59000 CO-	CAMT.
			163.40	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	169.90-
7	83A03/27/86		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8651.2

IDENTIFICATION REFERENCE

MAR 27 10 15 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 231325