FILE BOX9

FORM NO. WD-1

BOOK 6820 PAGE 704

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March 19 86.

Notary Public

MY COMMISSION EXPIRES: 11-1-87

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John V. Adams, Attorney
3813 Cleghorn Ave., Nashville, Tennessee 37215

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. Baugus (NAME)	Troy & Nichols, Inc. (NAME)	Map 161-07
5168-5170 Hilson Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 4025 (STREET ADDRESS)	Parcel 106
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Monroe, LA 71211-4025 (CITY) (STATE) (ZIP)	6DU-63570

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, Aric Drott

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael E. Baugus, unmarried

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 Lot No. 28 on the plan of Section One, McMurray Woods Addition, of record in Book 4675, pages 6 & 7, Register's Office for said County.

Said Lot No. 28 fronts 75.0 feet on the northeasterly margin of Hilson Drive and extends back 163.10 feet on the northwesterly line and 164.07 feet on the southeasterly line to a broken line in the rear, measuring 78.04 feet thereon.

Being the same property conveyed to Aric Drott by Quitclaim deed from Pamela R. Windrow of record in Book 5498, page 80, Register's Office for said County.

This conveyance is made subject to (a) property taxes for 1986 for which Grantee will be responsible, (b) restrictive covenants of record in Book 4727 at page 673,, and (c) the matters set forth on said plan.

The execution of this deed by Grantor is effected by the signature of his Attorney-In-Fact, John V. Adams, pursuant to the Limited Power of Attorney recorded in said Register's Office immediately prior to recording hereof.

This is unimproved ( ) improved (X) property, known as 5168-5170 Hilson Road, Nashville, Tennessee 37211
(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 his hand this 27th day of March, 19 86

Aric Drott

BY: John V. Adams
John V. Adams, Attorney-In-Fact

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, Carol T. Baker, a Notary Public in and for said County and State, the within named John V. Adams, to me known to be the person who executed the foregoing instrument in behalf of Aric Drott, who acknowledged that he executed the same as the free act and deed of said Aric Drott.

~~the bargainorxxxxwith whom I am personally acquainted, and who acknowledged that executed the within instrument for the purposes therein contained.~~ Witness my hand and official seal at Nashville, Tennessee, this 27th day of March 19 86

Commission expires 7-17-88

Carol T. Baker
Notary Public

CAROL T. BAKER NOTARY PUBLIC AT LARGE

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

WARRANTY DEED

FROM
Aric Drott

TO
Michael E. Baugus, unmarried

Prepared By:
John V. Adams, Attorney
3813 Cleghorn Ave.
Nashville, TN 37215

APR 3 | 55 PM '86
FELIX Z. WISCHAN, REGISTER
DAVIDSON COUNTY, TENN.

TENTH REFERENCE

8 9 5 4 9

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

105000.00- CONT.
273.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 279.50-
9548A04/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68549

IDENTIFICATION REFERENCE

APR 3 1 09 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 233718