BOOK 7398 PAGE 191

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21000.00

Leonard M. Wallace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF November, 1987

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES: 5/13/91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
236 Fourth Avenue North Suite 200 Nashville, Tennessee 37219

ADDRESS NEW OWNER (S) AS FOLLOWS:	Send Tax Bills To/Mortgagee Is:	MAP-PARCEL NUMBERS
Leonard M. Wallace (NAME)	Same/None (NAME)	P/O 14D16050
11026½ Horseshoe Dr. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	004-00-0-051.00 P/O 14D31942
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	004-00-0-097.00

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, Russell Baxter and wife, Elsie Lou Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Leonard M. Wallace

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 parcel of land in the second (formerly fourteenth) Civil District of Davidson County, Tennessee and which is more particularly described as follows:

BEGINNING at an iron pin in the South right of way of Lain Hollow Road, said point being the most northwesterly corner of Gordon C. McCammon as recorded in Book 4928, page 259 in the Office of the Register of Deeds for Davidson County, Tennessee;

THENCE, with McCammons west line South 06 degrees 49 minutes 59 seconds West, 386.94 feet to an iron pin a corner of James Petre, III as recorded in Book 4440, page 304, R.O.D.C.T.;

THENCE, with Petre's line North 83 degrees 19 minutes 25 seconds West, 327.10 feet to an iron pin;

THENCE, North 02 degrees 14 minutes 53 seconds East, 371.34 feet to an iron pin in the south right of way of Lain Hollow Road;

THENCE, with the south right of way of said road with a curve to the right having a radius of 496.56 feet, for a distance of 98.50 feet to an iron pin;

THENCE, South 84 degrees 26 minutes 31 seconds East, 259.23 feet to the point of beginning, containing 3.01 acres, more or less.

BEING part of the same property conveyed to Russell Baxter and wife, Elsie Lou Baxter by deed from Annie Mai Baxter McMahan, Ralph Clayton Baxter, Grafton Baxter, James Russell Baxter and Gertrude N. Baxter Toombs of record in Book 3614, page 489, Register's Office for Davidson County, and by deed from Cecil E. Lain and wife, Mabel Knight Lain of record in Book 4569, page 15, Register's Office for Davidson County, Tennessee.

THIS conveyance is made subject to the matters set forth in the above referenced plan of record.

This is unimproved (XX) improved ( ) property, known as 3.01 acres Lain Hollow 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 5th day of November, 1987

Russell Baxter
Russell Baxter

Elsie Lou Baxter
Elsie Lou Baxter

BOOK 7398 PAGE 192

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Russell Baxter and wife, Elsie Lou Baxter

the within named 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 purpose therein contained.

WITNESS my hand, at office, this 5th day of November, 19 87

NOTARY PUBLIC

My commission expires: 8/12/91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of 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 President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19____.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

Russell Baxter and wife,

Elsie Lou Baxter

TO

Leonard M. Wallace

PATRICIA SPICER CARDEN
Attorney At Law
236 Fourth Avenue North
Suite 200
Nashville, Tennessee 37219

IDENTIFY REFERENCE

8 0 6 1 0

Nov 6 2 20 PM '87

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7398 PAGE 193

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8.00 I.D.

IDENTIFIED RECORDED

Nov 6 2 20 PM 97

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 33625