Bat 8 a

THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
James F. Baxter, Jr.
222 Westchase Drive
Nashville, TN. 37205

MORTGAGEE:
Sovran Bank/Central South

P.O. Box 121999
Nashville, TN 37212-1999

MAP-PARCEL NUMBERS:
MAP 116-S
7009 01/11 0104 [illegible] 350.90
PARCEL 22
7DA-90922

WARRANTY DEED

BOOK 7446 PAGE 484

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Sam Hunt, Jr., unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto James F. Baxter, Jr. and Emily Minton Nelson, both unmarried

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A CERTAIN Condominium Apartment in Davidson County, Tennessee, being Unit No. 222 on the plan of Westchase Condominiums, Phase I, of record in Book 5200, page 578, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Sam Hunt, Jr. by deed from Westchase, a joint venture of record in Book 6113, page 674, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 6097, page 266, Book 6112, page 677, Book 6341, page 380, and Book 6866,, page 362, said Register's Office.

9.6.4 9 0.

IDENTIFICATION REFERENCE

JAN 11 11 14 AM '88

FELIX Z. WILKINS, REGISTER
DAVIDSON COUNTY, TN

This is (●) improved property, known as 222 Westchase Drive, Nashville, TN. 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 6th day of January, 1988.

Sam Hunt, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 6th day of January, 1988, before me personally appeared Sam Hunt, Jr., unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

NOTARY PUBLIC

My Commission Expires: March 11, 1990

Notary Public

STATE OF TENNESSEE
COUNTY OF _____ BOOK 7446 PAGE 485

Before me, the undersigned, 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that _he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ ~~123,000.00~~.

Emily Minton Nelson
Affiant

Subscribed and sworn to before me, this the 6th day of January, 1988.

My Commission Expires: Oct 9, 1991

Christy Wilkins Ivey
Notary Public

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Sam Hunt, Jr. from unmarried

James F. Baxter, Jr. and Emily Minton Nelson, both unmarried

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
TN 27244

OFFICIAL RECEIPT

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

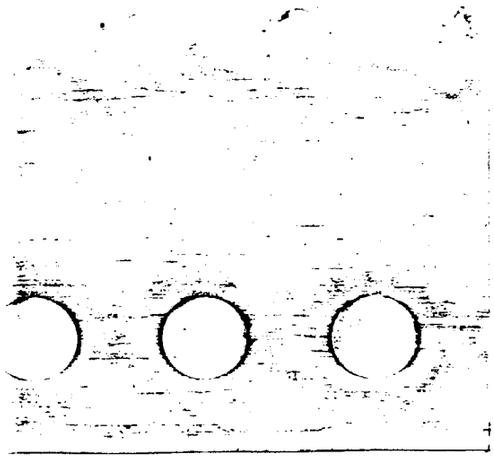
RECEIVED OF _____

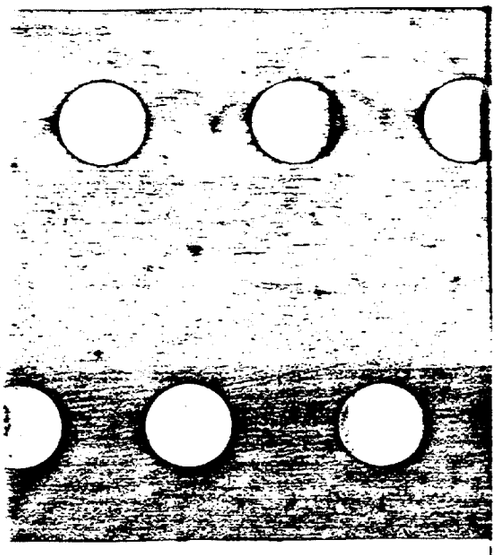
FOR _____

BOOK 7446 PAGE 486

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





CAMT
123000.00
CON TX 344.40
~~PRFEE 0.50~~
~~MISC 6.00~~
TOTAL 350.90
CHECK 350.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/11/88 01 11:16 0001 7009

JAN 11 11 14 AM '88

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

IDENTIFT REFERENCE

96490

No. 52016