This Instrument Prepared by:

Robert L. Callis
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Mt. Juliet, TN 37122-0726
(615) 758-5832

mail

BOOK 7526 PAGE 874

8563 04/27 0101 03CHECK 206.70

WARRANTY DEED

ADDRESS OF NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP–PARCEL NUMBERS
Kenneth L. Baxter (NAME)	Kenneth L. Baxter (NAME)	Map 75 -11
4328 Baton Rouge Drive (STREET ADDRESS OR ROUTE NUMBER)	4328 Baton Rouge Drive (STREET ADDRESS)	Parcel - 13
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Hermitage, TN 37076 (CITY) (STATE) (ZIP)	

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,

MICHAEL G. GAFFNEY and wife, ELIZABETH W. GAFFNEY

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

KENNETH L. BAXTER and wife, CLARA L. 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:

Land in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 72 on the Plat of Highlands of Tulip Grove, Section 4, of record in Plat Book 4860, Page 85, Register's Office of Davidson County, Tennessee, to which plan of specific reference is made herein for a complete description of metes and bounds.

Said Lot No. 72 fronts 109.24 feet on the westerly margin of Baton Rouge Drive, and extends back between parallel lines 155.0 feet on the northerly line, and 154.77 feet on the southerly line to a line on the rear on which it measures 62.33 feet.

Being the same property conveyed to Michael G. Gaffney and wife, Elizabeth W. Gaffney by deed of record in Book 5834, Page 896, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
(1). Restrictive covenants for the Highlands of Tulip Grove Subdivision, Section 4, of record in Book 5089, Page 592; Book 5020, Page 56 and Book 4793, Page 157, all in the Register's Office of Davidson County, Tennessee.
(2). Setback lines, owners certificate, easements and other encumbrances contained in the Plan of Highlands of Tulip Grove Subdivision, Section 4, of record in Plat Book 4860, Page 85, Register's Office of Davidson County, Tennessee.

Michael C. Gaffney and Michael G. Gaffney are one and the same person.

IDENTIFICATION REFERENCE 24754

APR 27 8 40 AM '88
DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 4328 Baton Rouge Drive, Hermitage, TN 37076

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, successors, assigns 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.

POSSESSION TO BE GIVEN April 30, 1988

EXECUTED ON THIS THE 21st DAY OF April, 19 88.

Michael G. Gaffney
MICHAEL G. GAFFNEY

Elizabeth W. Gaffney
ELIZABETH W. GAFFNEY

STATE OF TENNESSEE, WILSON COUNTY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MICHAEL G. GAFFNEY and wife, ELIZABETH W. GAFFNEY the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal at office in Mt. Juliet, Tennessee, this 21st day of April, 19 88.

Commission Expires: June 12, 1989

Notary Public

STATE OF TENNESSEE, WILSON COUNTY

Before me, the undersigned authority 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 _____ of _____, the within named bargainor, a corporation, and that _____ as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by _____ self as _____.

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

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM

MICHAEL G. GAFFNEY and wife, ELIZABETH W. GAFFNEY

TO

KENNETH L. BAXTER and wife, CLARA L. BAXTER

Robert L. Callis
Attorney at Law
P.O. Box 726
Mt. Juliet, TN 37122-0726

STATE OF TENNESSEE, WILSON COUNTY

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 71,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Kenneth L. Baxter
Affiant

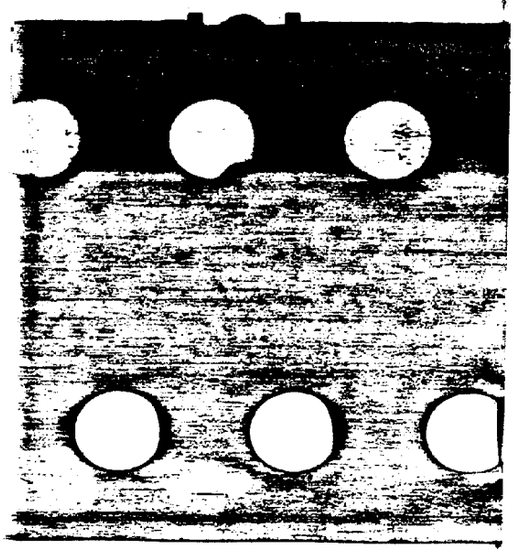
Subscribed and sworn to before me this the 21st day of April, 19 88

My Commission Expires: June 12, 1989

Notary Public

OFFICIAL RECEIPT

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



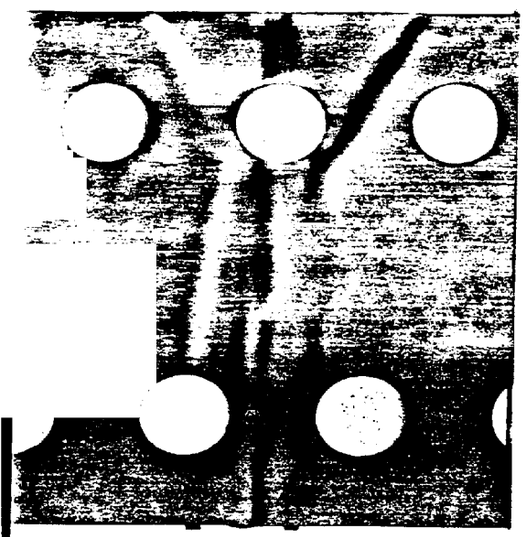
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 71500.00
				CON TX 200.20
				PRFEE 0.50
				WDEED 6.00
				TOTAL 206.70
				CHECK 206.70
04/27/88	01	08:41	0001	8563



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIFI REFERENCE

APR 27 8 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 84645