BOOK 7939 PAGE 668

WARRANTY DEED

5398 09/18 0101 03CHECK 188.50

PREPARED BY:

Mail

J. K. WOODARD
Attorney at Law
175 East Main Street, Second Floor
Hendersonville, TN 37075
822-0030

MORTGAGEE:
Mr./Mrs. William T. A. Baxter
8360 Greensboro Drive, No. 719
McLean, VA 22102

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $ 55,000.00.

Ruth Sharon Billings
Affiant

SWORN to and subscribed before me on this the 15 day of September, 1989.

Mary U. Brooks
NOTARY PUBLIC

My Commission Expires: 6-27-93

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr./Mrs. Ernest M. Billings	Same	053-03
1602 Overton St.		382.00
Old Hickory, Tn. 37138		

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEES** and other good and valuable consideration the receipt of which is hereby acknowledged, we, **WILLIAM T. A. BAXTER and wife, IRENE K. BAXTER,** hereinafter called the **GRANTORS,** have bargained and sold and by these presents, do transfer and convey unto **ERNEST MARK BILLINGS and wife, RUTH SHARON BILLINGS,** hereinafter called **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in the 4th Civil District of Davidson County, Tennessee, being Lot No. 44 on the Revised Plan of Village of Old Hickory, Section E, described as follows:

SAID Lot No. 44 fronts 156.2 feet on the westerly margin of Overton Street and runs back between lines measuring 338.4 feet on the South and 342.3 feet on the North to a rear line measuring 127.9 feet.

BEING the same property conveyed to WILLIAM T. A. BAXTER and wife, IRENE K. BAXTER by Deed from JERRY D. AKER and JAMIE E. AKER of record in Book 6369, Page 262, Register's Office for Davidson County, TN.

This is improved property known as 1602 Overton Street, Old Hickory, TN.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 18 9 13 AM '89
IDENTIFICATION REFERENCE
6.6.7.4.6.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 hands this 15th day of September, 1989, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T. A. Baxter — Irene K. Baxter

WILLIAM T. A. BAXTER — IRENE K. BAXTER

STATE OF TENNESSEE

COUNTY OF SUMNER

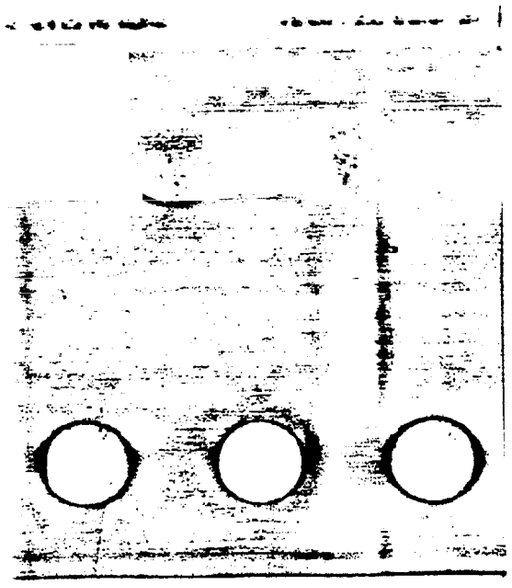
BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WILLIAM T. A. BAXTER and wife, IRENE K. BAXTER, the bargainors, with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

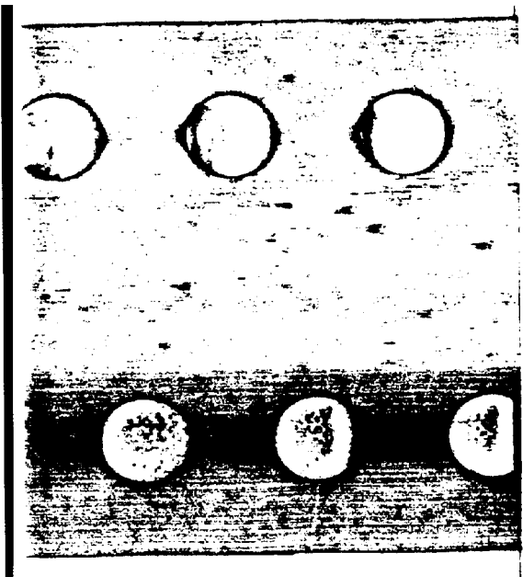
WITNESS my hand and official seal at Hendersonville Tennessee, this the 15 day of September, 1989.

Mary V. Brooks
NOTARY PUBLIC

My Commission Expires: 6-27-93

MARY V. BROOKS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7939 PAGE 670

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	55000.00
CON TX	181.50
PRFEE	1.00
MDEED	6.00
TOTAL	188.50
CHECK	188.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 14 0001 5398

6 6 7 4 6

IDENTIFICATION REFERENCE

SEP 18 9 14 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 249383