PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157

W & I Ref. (dp) (Title No: 30354)

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $129,900.00

Affiant

Sworn and subscribed before me this 22nd day of August, 1990.

Notary Public

My Comm. Expires: 1-23-93

ADDRESS NEW OWNER:
Donald E. Baxter
11125 Cabot Avenue
Baton Rouge, LA 70816

MORTGAGEE:
City Fed Mortgage Company
30 Warder St., P. O. Box 1686
Springfield, Ohio 45501

MAP-PARCEL NUMBERS
101-144
8D 54446

WARRANTY DEED

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, the undersigned **Gibson Johnson, Jr. and spouse, Jennifer Johnson,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Donald E. Baxter and spouse, Carol T. Baxter,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Resubdivision of Lots 16 and 17 Section 1 Hickory Trail Farms, of record in Book 4715, Page 98, Register's Office for said County.

SAID Lot No. 16 fronts 190.25 feet on the northerly margin of Hickory Trail Drive and extends back 694.40 feet on the easterly line and 649.61 feet on the broken westerly line to a dead line in the rear, measuring 65.00 feet thereon.

BEING the same property conveyed to Gibson Johnson, Jr., unmarried, by deed from James S. Zachowski and wife, Diane M. Zachowski, of record in Book 5635, Page 377, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 4641, Page 325, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 5635, Page 380, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said Grantee.

The property is further conveyed subject to 1990 State and County taxes, which are a lien but not yet due and payable. By acceptance of this deed, Grantee agrees to timely pay such taxes and shall indemnify and hold harmless Grantor from all liability, loss and damage therefrom.

This is improved property, known as: 542 Hickory Trail Drive, Nashville, TN 37209

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.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

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.

WITNESS THE EXECUTION HEREOF this 22nd day of August, 1990.

Gibson Johnson, Jr.

Jennifer Johnson

State of Tennessee
County of Davidson

On this 22nd day of August, 1990, before me the undersigned authority, personally appeared Gibson Johnson, Jr. and Jennifer Johnson, 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 they executed the same as their free act and deed.

My Commission Expires: 9/26/92

Notary Public

W & I: 12/89

BOOK 8181 PAGE 150

5 1 8 9 6

IDENTIFICATION REFERENCE

AUG 23 1 32 PM '90

FELIX Z WILSON III REGISTER
DAVIDSON COUNTY, TN

2853 08/23 0101 03CHECK 435.67



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8181 PAGE 151



CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

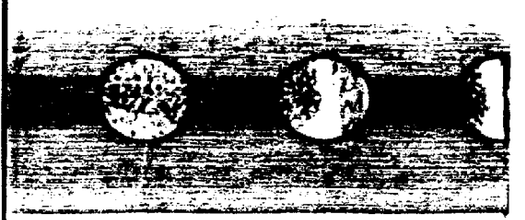
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 129900.00
CON TX 428.67
PRFEE 1.00
WDEED 6.00
TOTAL ~~435.67~~
CHECK ~~435.67~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/23/90 01 13:35 0001 2853





5.18.96.

IDENTIFICATION REFERENCE

AUG 23 1 32 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 349250