WARRANTY DEED

BOOK 8402 PAGE 867

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Ste 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES F. BAXTER, JR. (NAME)	NEW OWNERS (NAME)	Map 130-8
4317 Esteswood Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 7
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. #7DA45930

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, ANGELA WELKER GILL, Devisee under the Last Will and Testament of William Ira Welker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES F. BAXTER, JR. AND WIFE, EMILY NELSON BAXTER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 20 on the map of Esteswood Estates, not of record, described according to a survey made by Z.J. Wilkinson, Surveyor April, 1950, as follows:

Beginning on the westerly margin of Esteswood Lane, 375 feet north of the northerly margin of Trimble Road, being the corner of lots Nos. 20 and 21; thence with the line between said two lots, westwardly 251.6 feet; thence north 2 deg. 23 min. east 125 feet to the corner of lots Nos. 19 and 20; thence with the line between said two lots eastwardly 251.8 feet to the westerly margin of Esteswood Lane; thence with same, southwardly 125 feet to the beginning.

Being the same property conveyed to William Ira Welker by deed from Highland Land Company, a Tennessee Corporation of record in Book 1943, page 303, said Register's Office. William Ira Welker has since died and devised said property to Angela Welker Gill by Will of record in Will Book 172, page 776, Probate Court for Davidson County, Tennessee.

Description being copied from prior deed in Book 1943, page 303. The plan of Esteswood Estates subsequently being recorded in Plat Book 1835, page 101, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1991 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 1850, page 17; and (3) All matters appearing on the Plan of record in Plat Book 1835, page 101, said Register's Office.

This is not now, nor has it ever been the principal residence of the Grantor's spouse nor is it now the principal residence of the Grantor.

This is improved (XX) unimproved ( ) property, known as 4317 Esteswood Lane, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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 successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 17th day of July, 1991

Angela Welker Gill
ANGELA WELKER GILL

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STATE OF TENNESSEE
COUNTY OF Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELA WELKER GILL, Devisee

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 17th day of July, 19 91.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

32696

IDENTIFICATION REFERENCE

JUL 23 9 06 AM '91

STATE OF TENNESSEE
COUNTY OF Davidson County

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF July, 1991

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

Notary Public

WARRANTY DEED

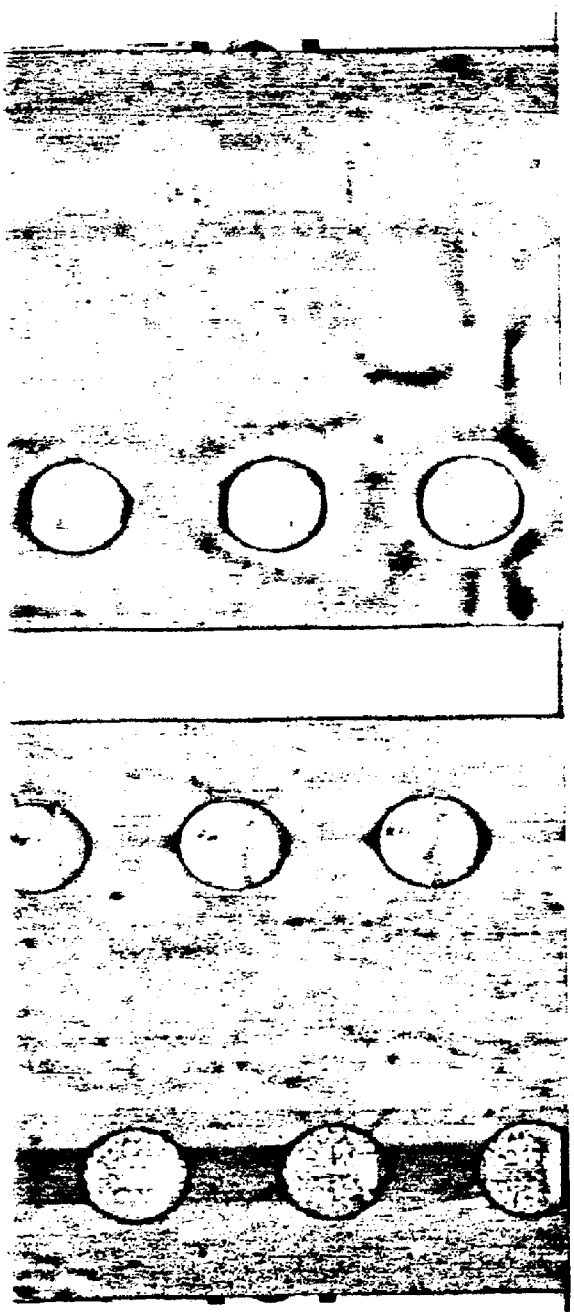
FROM ANGELA WELKER GILL, Devisee

TO JAMES F. BAXTER, JR. AND WIFE, EMILY NELSON BAXTER

3859 07/23 0101 CHECK 617.50

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926



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 165000.00
CON TX 610.50
PRFEE 1.00
~~MTGFEE 6.00~~
~~TOTAL 617.50~~
CHECK 617.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/23/91 01 09:07 0001 3859

3 2 6. 9 6.

IDENTIFICATION REFERENCE

JUL 23 9 05 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY

No. 442842