This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

BOOK 8368 PAGE 499

RE-RECORD BOOK 8406 PAGE 578

ADDRESS NEW OWNER:
Minnie B. Farmer
1605 B 23rd Ave. North
Nashville, Tennessee 37208

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
Dominion Bank of Middle Tennessee
P.O. Box 291869
Nashville, Tennessee 37229-1869

MAP AND PARCEL:
MAP 81-10
PARCEL 341
02W 37700

0362 07/26 0101 03CHECK 6.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Effie L. Baxter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Minnie B. Farmer, unmarried , 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:

> BEING Part of Lot 10, Subdivision of Georgia Industrial Realty Co.'s North Nashville Property, of record in Book 421, Page 188, Register's Office, Davidson County, Tennessee and further described according to a mortgage loan inspection by Campbell Surveying Co., Inc., License No. 665, 2424 21st Ave. S., Suite 201, Nashville, Tennessee 37212, dated May 17, 1991, as follows:
>
> Said part of Lot fronts 40 feet on the westerly side of 23rd Avenue North and runs back between parallel lines, 201.4 feet to the easterly line of Lot No. 15, of said plan.
>
> Being the same property conveyed to Dozier Benton, by deed of record in Book 5195, Page 335, Register's Office for Davidson County, Tennessee. The said Dozier Benton is now deceased and title is now vested in Effie L. Baxter by Will of record in Will Book 172, Page 689, said Register's Office.
>
> This is the same description as in previous deed of record.

This conveyance is subject to temporary construction easement and permanent easement for sanitary sewer and/or storm drainage of record in Book 4040, Page 385, said Register's Office.

Frank T. Baxter, spouse of Effie L. Baxter, joins in the execution of this Warranty Deed to convey any and all marital rights he may have.

This is improved property known as 1605 B 23rd Ave. North, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Minnie B. Farmer, unmarried, their heirs and assigns, forever; and we, Effie L. Baxter, 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 4th day of June, 1991. BOOK 8368 PAGE 500

RE-RECORD

3 4 1 8 5.

IDENTIFICATION JUL 26 3 01 PM '91

Effie L. Baxter

Effie L. Baxter

Frank T. Baxter

RE-RECORD BOOK 8406 PAGE 579

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Effie L. Baxter, married the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of June, 1991.

NOTARY PUBLIC

NOTARY PUBLIC OF TENNESSEE STATE AT LARGE

My Commission Expires: 5-22-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 40,000.00.

AFFIANT

Subscribed and sworn to before me this 4th day of June, 1991.

NOTARY PUBLIC
My Commission Expires: 5-22-93

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Frank T. Baxter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 4th day of June, 1991.

Notary Public

NOTARY PUBLIC OF TENNESSEE STATE AT LARGE

My Commission Expires: 5-22-93

2 0 1 5 6.

IDENTIFICATION JUN 2 06 PM '93

1415 06/02/0101 03CHECK 139.00

HAROLD REVES NOTARY PUBLIC AT LARGE STATE OF TENNESSEE