[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[Anthony T. Carr [542 Hickory Trail Drive [Nashville, TN 37209	CityFed Mortgage Company ATTN: Tax Department 30 Warder Street Springfield, Ohio 45501	Map and Parcel 101-00-0 144.00
[This instrument prepared by: Cindy S. Smith, Attorney at Law, [2605 Elm Hill Pike, Suite C, Nashville, TN 37214 (Box 27-Bottom)		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Donald E. Baxter and wife, Carol T. Baxter**, (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Anthony T. Carr, an unmarried person**, the ("Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly 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 Davidson County, Tennessee.
>
> 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 Donald E. Baxter and spouse, Carol T. Baxter from Gibson Johnson, Jr. and spouse, Jennifer Johnson of record in Book 8181, page 149, said Register's Office.
>
> This is improved property commonly known as 542 Hickory Trail, Nashville, TN 37209.
>
> CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of Record in Book 4715, Page 98, said Register's Office and all matters therein; (2) Property Tax lien for the current year, said taxes remaining in escrow and payment of same being made by Grantees; (3) Restrictive Covenants of record in Book 4641, Page 325, said Register's Office. (4) Deed of Trust of record in Book 5635, page 380, said Register's Office.

It is understood and agreed between the parties that part of the consideration for this transfer is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 5635, page 380, said Register's Office.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this transfer is $94,000.00.

Anthony T Carr
Affiant

[Subscribed and sworn before me this 14th day of October, 19 91.

Cindy S. Smith
Notary Public
My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE
CINDY S. SMITH

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. BOOK 8463 PAGE 778

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 11th day of October, 1991.

Donald E. Baxter

Donald E. Baxter

Carol T. Baxter

Carol T. Baxter

STATE OF Louisiana
~~COUNTY~~ Parish OF East Baton Rouge

Personally appeared before me, Bingham M. Stewart, a Notary Public in and for said ~~County~~ Parish and State, the within named Donald E. Baxter and wife, Carol T. Baxter, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Baton Rouge, Louisiana, this 11th day of October, 1991.

Bingham M. Stewart
Notary Public
My Commission Expires: At death

54240

FILED FOR RECORD
OCT 15 9 16 AM '91

272B 10/15 0101 03CHECK 354.80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 8463 PAGE 779

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	94000.00
CON TX	347.80
PRFEE	1.00
WDEED	6.00
TOTAL	354.80
CHECK	354.80

10/15/91 01 09:17 0001 2728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.42.40

IDENTIFICATION

OCT 15 9 16 AM '91

No. 467498