BOOK 8545 PAGE 365

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 18,000.00

Affiant

Sworn to and subscribed before me this 6 day of February, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, 15th Floor
315 Deaderick Street, Suite 1545
Nashville, Tennessee 37238-1545
615/242-2525

FEB 6 11 06 AM '92
DAVIDSON COUNTY

IDENTIFICATION REFERENCE

82343

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
George W. Baxter, et ux	Same	Map- 81-11
1742 16th Ave. N		Parcel 313
Nashville, Tn 37208		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, JOHN . SOWELL and wife, MATTIE L. SOWELL, hereinafter called Grantors, has bargained and sold, and by these presents does transfer and convey unto GEORGE W. BAXTER and wife, WILLIE B. MCDONALD BAXTER, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING the south 1/2 of Lot No. 290 on the Map of D. T. McGavock and Others Addition, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the east side of 16th Avenue, North and runs between parallel lines 170 feet to an alley.

Being the same property conveyed to JOHN SOWELL and wife, MATTIE L. SOWELL, by deed from WILLIE NETTLES as of record in Book 6197, page 25, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the same property, with all appurtenances, estate, title, and interest thereto belonging to the Grantees, their heirs and assigns forever; and We do covenant with the said Grantees that we are lawfully seised 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, assigns 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 6 day of Feb, 1992.

John M. Sowell
JOHN M. SOWELL, Grantor

Mattie L. Sowell
MATTIE L. SOWELL, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

9096 02/06 0101 03CHECK 73.60

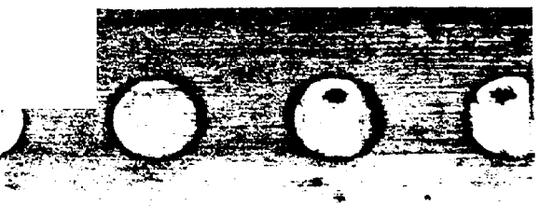
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOHN M. SOWELL** and wife, **MATTIE L. SOWELL**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, under oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 6 day of Feb, 1992.

NOTARY PUBLIC

My Commission Expires: 11-26-94

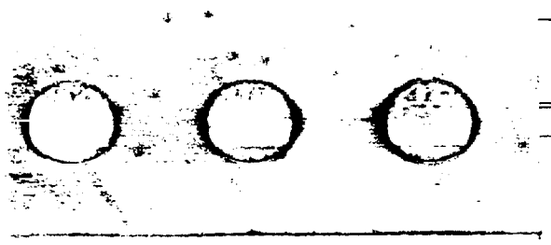
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8545 PAGE 367

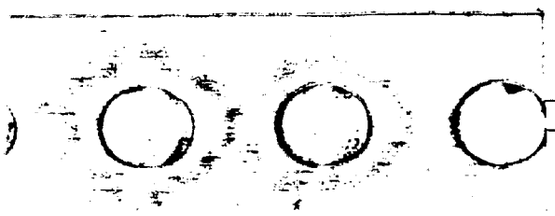


CO CONVEYANCE	CC CERTIFIED COPY	MISC - MISCELLANEOUS
MO MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	18000.00
CON TX	66.60
PRFEE	1.00
WDEED	6.00
TOTAL	73.60
CHECK	73.60

02/06/92 01 16:06 0001 9096



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82343

IDENTIFI REFERENCE

FED 6 4 06 PM '92

DAVIDSON COUNTY, TN



No. 499700