BOOK 8647 PAGE 325 Box 10

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF WILLIAMSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $21,500.00

Wesley M. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF May, 1992

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 5-28-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 220, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO /and Mortgagee is:	MAP-PARCEL NUMBERS
Wesley M. Baxter, et ux (NAME)	SAME / NONE (NAME)	10D04280
1960 Union Hill Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	016-00-0-079.00
Goodlettsville, TN 37072 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

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, WE, Richard A. Fitzgerald, Sr. and wife, Sarah V. Fitzgerald

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Wesley M. Baxter and wife, Betty S. Baxter

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

Land in the 10th Civil District of Davidson County, Tennessee, according to a survey by John T. Alley, Surveyor, August 1, 1965.

Beginning at stake in James Galbreath's north line, F. R. Binkley's southwest corner and the southeast corner of this land; thence with a fence and the line of said Galbreath south 74 degrees 30' west 207 feet to a stake, a corner to Carlos B. Binkley in the line of said Galbreath; thence with the line of said Carlos B. Binkley north 5 degrees 15' east 2,575 feet to a stake, a corner to said Binkley in the line of Robert Galbreath and L. B. Cuffman, Jr.; thence with the line of said Galbreath and Cuffman south 84 degrees 40' east 156.5 feet to a stake, a corner to aforesaid F. R. Binkley in the line of said Galbreath and Cuffman; thence with the line of said F. R. Binkley south 4 degrees 30' west 2,499 feet to the beginning, containing 10.19 acres more or less.

Being the same property conveyed to Richard A. Fitzgerald, Sr. and wife, Sarah V. Fitzgerald by deed from Russell Eugene Binkley, Helen Binkley, Elton Binkley, Jr. and Robert A. Binkley, heirs at law of Elton K. Binkley, Sr., of record in Book 6113, page 347, said Register's Office.

This conveyance is made subject to matters set forth in the above referenced plan of record.

unimproved (X)
This is improved ( ) property, known as 1960 Union Hill Road (House Number) (Street) Goodlettsville, TN 37072 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their 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 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 6th day of May, 1992

Richard A. Fitzgerald
Richard A. Fitzgerald, Sr.

Sarah V. Fitzgerald
Sarah V. Fitzgerald

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INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Williamson

Personally appeared before me, the undersigned, a Notary Public of said county, Richard A. Fitzgerald, Sr. and wife, Sarah V. Fitzgerald

the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 6th day of May, 1992

Patricia Spicer Carden
NOTARY PUBLIC

My commission expires:
5-28-95

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ of the state and county aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____,
this _____ day of _____, 19____.

_____
NOTARY PUBLIC

My commission expires:

_____

WARRANTY DEED

FROM

RICHARD A. FITZGERALD, SR. & wife,

SARAH V. FITZGERALD

TO

WESLEY M. BAXTER & wife,

BETTY S. BAXTER

PATRICIA SPICER CARDEN
Attorney At Law
101 Westpark Drive Suite 220
Brentwood, Tennessee 37027

IDENTIF. REFERENCE

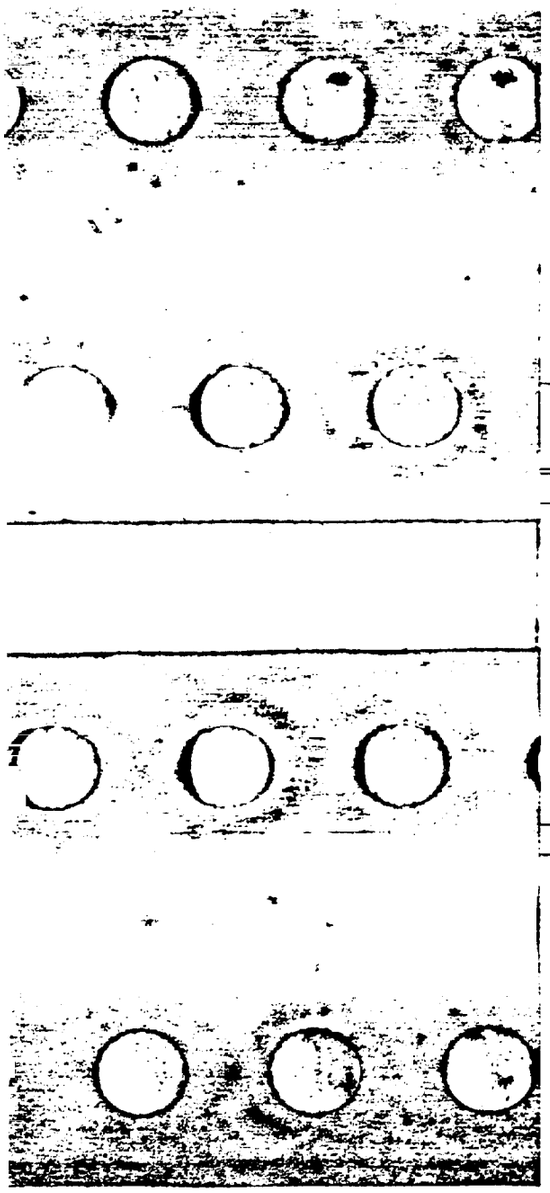
7799

JUN 9 10 12 AM '92

DAVIDSON COUNTY TN.

9489 06/09 0101 03CHECK

86.55



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 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 21500.00
				CON TX 79.55
				PRFEE 1.00
				WDEED 6.00
				TOTAL 86.55
				CHECK 86.55
			06/09/92 01	10:12 0001 9489

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

17799

IDENTIF. REFERENCE

JUN 9 10 13 '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 539262