BOOK 8883 PAGE 288

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF March, 93

Notary Public

MY COMMISSION EXPIRES 7/2/94
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED WITH INFORMATION FURNISHED BY THE PARTIES HERETO.

Return To: THIS INSTRUMENT WAS PREPARED BY

Greater Nashville Title & Closing Company 223 Madison St., S. 106 Madison, TN 37115

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NUMBERS
Fred Baxter (NAME)	Same as New Owner (NAME)	Map 4
P.O. 938 (ADDRESS)	(ADDRESS)	Parcel 176
JOELTON TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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~~ I, J. L. SKYLES, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO FRED 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:

See attached Exhibit "A"

98628

FILED FOR REFERENCE

MAR 9 3 21 PM '93

Davidson County, TN

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

[illegible] 127.70

unimproved ( )
This is improved X) property, known as 8346 Riley Adcock Road, Joelton, TN 37080
(House Number) (Street) (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 my hand this 5th day of March, 93

J. L. Skyles

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8883 PAGE 289

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named J. L. Skyles

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 Madison, Tennessee this 5th day of March 19 93.

Commission expires 7/23/94

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19 .

My commission expires

Notary Public

Greater Nashville Title and Closing Company
223 Madison St., Suite 106
Madison, TN 37115
(615) 865-1470

WARRANTY DEED

FROM:

J. L. SKYLES, unmarried

TO:

FRED BAXTER

SCHEDULE "A"

A tract of land in the 14th Civil District of Davidson County, Tennessee, containing 5.02 acres, more or less, according to a survey by M & K Engineers, Frank V. Neeley, No. 1493, dated 11/8/91, described as follows:

BEGINNING at a point 704.27 feet from the northerly margin of Riley Adcock Road and at the end of the ingree and egress easement described below; thence N 84 deg. 24' 23" W, 618.45 feet to an iron pin; thence N 05 deg. 47' 19" E, 337.58 feet to an iron pin; thence S 84 deg. 12' 41" E, 77.84 feet to an iron pin; thence S 84 deg. 35' 44" E, 568.99 feet to an iron pin at an old fence corner; thence S 05 deg. 21' 06" W, 180.79 feet to an iron pin; thence S 07 deg. 50' 00" W, 146.39 feet to an iron pin; thence S. 69 deg. 18' 46" W 27.39 feet to the point of beginning.

ALSO INCLUDED IN THIS CONVEYANCE is a 25 foot ingress and egress easement described as follows: BEGINNING in the northerly margin of Riley Adcock Road; thence N 11 deg. 09' 20" E, 139.34 feet to an iron pin; thence N 05 deg. 08' 21" E, 221.45 feet to an iron pin; thence N 06 deg. 42' 17" E, 129.32 feet to an iron pin; thence N 03 deg. 24' 33" E 214.16 feet to an iron pin, the beginning point of the 5.02 acre tract; thence N 69 deg. 18' 46" E to a point; thence S 03 deg. 24' 33" W, 226.22 feet to an iron pin; thence S 06 deg. 42' 17" W, 129.94 feet to an iron pin; thence S 05 deg. 08' 21" W, 222.04 feet to an iron pin in the northerly margin of Riley Adcock Road, containing 0.398 acres, more or less.

Being the same property conveyed to J. L. Skyles and wife, Evelyn K. Skyles by Warranty Deed from Fred Baxter and wife, Althea D. Baxter of record in Book 8596, Page 489 as re-recorded in Book 8508, Page 667, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree of Divorce, Docket # 92D-2605, Evelyn Kay Skyles, who is the same person as Evelyn K. Skyles, conveyed her interest in and to above described property to J. L. Skyles by Quitclaim Deed of record in Book 8758, Page 966, Register's Office for said County.

THIS CONVEYANCE ALSO INCLUDES A MOBILE HOME DESCRIBED AS "All American Holiday Home, Model # 704-2FRB-2, 14 x 70 Serial No. AL8AAH0986.



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

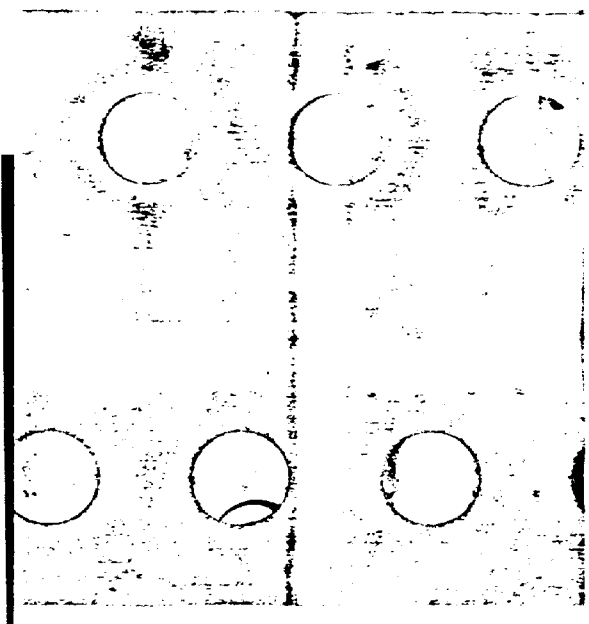
RECEIVED OF _____

FOR _____

BOOK 8883 PAGE 291

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



CONT	31000.00
CON TX	114.70
PRFEE	1.00
MDEED	12.00
TOTAL	127.70
CHECK	127.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98628

IDENTIFICATION REFERENCE

Jun 9 8 21 AM '93

DAVIDSON COUNTY, TN

No. 628123