THIS INSTRUMENT IS BEING RE-RECORDED FOR THE PURPOSE OF ADDING WIFE'S NAME TO GRANTEE, OMITTED BY MISTAKE. RE-RECORD

BOOK 8385 PAGE 135

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 1994
(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	Same as New Owner	Map 4
(NAME)	(NAME)	
P. O. 938		Parcel 176
(ADDRESS)	(ADDRESS)	
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 AND WIFE, EVELYN KAY 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

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

RE-RECORD

( ) 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

RE-RECORD BOOK 8883 PAGE 156

STATE OF TENNESSEE
COUNTY OF Davidson

BOOK 8883 PAGE 239

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

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

RE-RECORD BOOK 8889 PAGE 157

SCHEDULE "A"

BOOK 8883 PAGE 296

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.