ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
George J. Baxter	National Mortgage Co.	MAP and PARCEL
Tammy Z. Baxter	Attn: Tax Dept.	
8370 Riley Adcock Road	4941 Knight Arnold Rd.	094-00-0-154.00
Joelton, TN 37080	Memphis, TN 38118	
	File #9822586	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2805 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 278)

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, **Fred Baxter and Kay Baxter, husband and wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **George J. Baxter and Tammy Z. Baxter, husband and wife** (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:

BEING Lot No. 6 on the Plan of Fred Baxter Subdivision of record in Book 6050, Page 361, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Fred Baxter and wife, Althea D. Baxter by quitclaim deed from Harold Reeves, Trustee, of record in Book 8450, Page 655, Register's Office of Davidson County, Tennessee. The said Fred Baxter and Althea D. Baxter were divorced in the Circuit Court for Davidson County, Tennessee, Docket #92D2556, on November 20, 1992, and by the terms of the parties Final Divorce Decree, Fred Baxter became vested in captioned property. Said Final Divorce Decree is being recorded simultaneoulsy herewith.

This is property with a common address of 8370 Riley Adcock Road, Joelton, TN 37080.

The said KAY BAXTER joins in this conveyance for the purpose of conveying any marital interests which she may have as the wife of the said FRED BAXTER.

INCLUDED IN THIS CONVEYANCE is that one certain 1987 Indies Brandywine 28' x 60' modular home, Manufacturer's Identification Number AL2860-I87-4133A&B, located on and permanently attached to the within described property. Said modular home was conveyed to Fred Baxter by a Bill of Sale executed simultaneously herewith.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes ~~being prorated and payment of same~~ being assumed by the Grantees; 2) The Plan of Record in Book 6050, Page 361, said Register's office and all matters therein.

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $56,600.00

x George J. Baxter
Affiant

Subscribed and sworn before me this 26th day of April, 1994.

Cindy S. Smith
Notary Public

My Commission Expires: 7-23-94

NOTARY PUBLIC AT LARGE TENNESSEE

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.

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 26th day of April, 1993.

X Fred Baxter
Fred Baxter

Kay Baxter
Kay Baxter

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Fred Baxter and Kay Baxter, husband and wife** , 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 Nashville,. Tennessee, this 26th day of April, 1993.

Cindy S Smith
Notary Public
My Commission Expires: 7-25-94

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named _____, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of _____, and is authorized by _____ to execute this instrument on his/her behalf.

Witness my hand and official seal at Nashville,. Tennessee, this 26th day of April, 1993.

_____
Notary Public
My Commission Expires:

File No. 9304-130

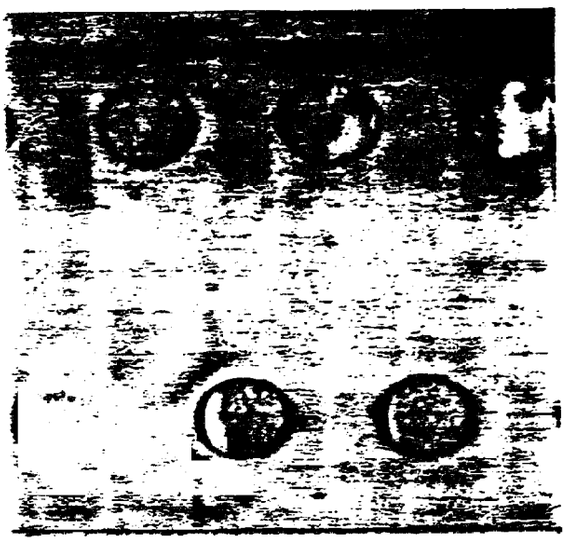
1407.8

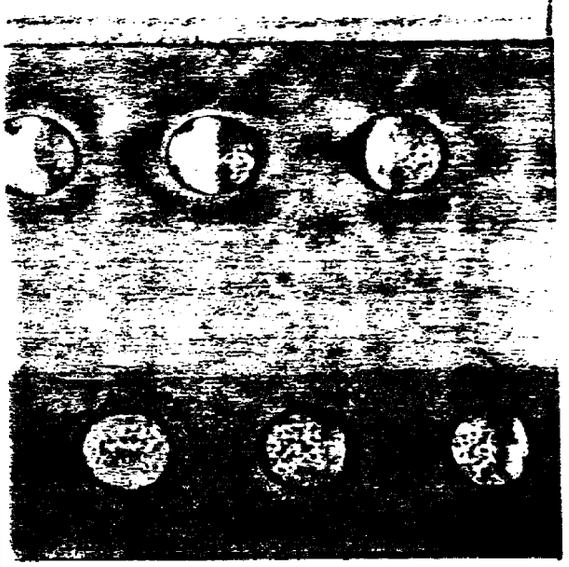
IDENTIFICATION REFERENCE

APR 29 10 09 AM '93

LUA Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

0487 04/29 0101 03CHECK 218.42





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

RECEIVED OF _____

FOR _____

BOOK 8930 PAGE 16

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
				CANT 56600.00
				CON TX 209.42
				PRFEE 1.00
				MDEED 8.00
				TOTAL 218.42
				CHECK 218.42
04/29/93	01			10:07 0001 0487

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1407.8

IDENTIFICATION REFERENCE

APR 29 10 09 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 645178