BOOK 9454 PAGE 921

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
31st DAY OF August 19 94

Notary Public

MY COMMISSION EXPIRES: 3/26/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
DAVID DAVIDSON (NAME)	SAME (NAME)	MAP 12
412 Lockland Drive (ADDRESS)	(NAME) (ADDRESS)	PARCEL 128
Nashville Tn 37206 (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, SCOTT E. TOBITT AND WIFE, ANN M. TOBITT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DAVID DAVIDSON AND WIFE, KAREN C. DAVIDSON

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:

Being Lot No. 1 on the Plan of Bakers Fork Estates, of record in Plat Book 6900, page 761, Register's Office for Davidson County, Tennessee, described according to a survey by R. L. Montoya, dated September 7, 1988, as follows, to-wit:

BEGINNING at an existing concrete monument in the westerly right-of-way margin of Old Dickerson Pike and located approximately 696 feet more or less south of Bakers Station Road as measured along said westerly margin; thence with said westerly margin south 34 deg. 11 min. 58 sec. East, 130.00 feet to an existing iron pin; thence leaving said westerly margin South 66 deg. 55 min. 27 sec. West, 638.39 feet to an existing iron pin; thence, North 05 deg. 51 min. 38 sec. West, 200.00 feet to an existing concrete monument; thence, North 75 deg. 29 min. 29 sec. East, 554.38 feet to the point of beginning, containing 2.32 acres, more or less.

Being the same property conveyed to Scott E. Tobitt and wife, Ann M. Tobitt by deed of record in Book 9454, page 919, Register's Office for Davidson County, Tennessee.

SEP -2 AM 10:26
REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
87493

unimproved (X)
This is improved ( ) property, known as Lot 1, Bakers Fork Estates, Goodlettsville, TN 37072
(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 our hand s this 31st day of August 19 94

SCOTT E. TOBITT

Ann M. Tobitt

ANN M. TOBITT

BOOK 9454 PAGE 922

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT E. TOBITT AND WIFE, ANN M. TOBITT

the 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 purposes therein contained. Witness my hand and official seal at GOODLETTSVILLE, Tennessee, this 31st day of August 19 94

Commission expires 11/26/96

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 _____.

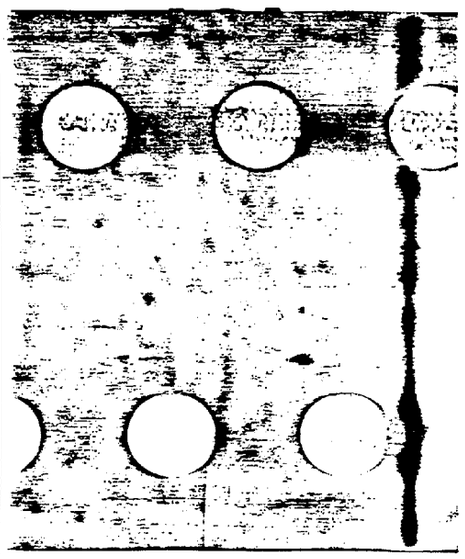
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

4766 09/02 0101 03CHECK

120-00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

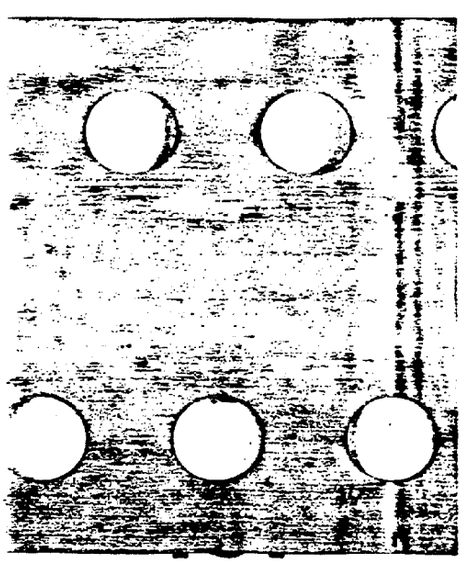
RECEIVED OF _____

FOR _____

BOOK 9454 PAGE 923

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	30000.00
CON TX	111.00
PRFEE	1.00
MTEED	8.00
TOTAL	120.00
CHECK	120.00

09/02/94 01 10:24 0001 4766

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94 SEP -2 AM 10: 2[illegible]R
FELIX [illegible]
DAVIDSON COUNTY, TN

87493
IDENTIF. & REFERENCE

No. 831140