BOOK 9541 PG 293

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 35,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
2nd DAY OF December 19 94
Notary Public
MY COMMISSION EXPIRES 5/23/98
(AFFIX SEAL)

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
John ~~Sidney~~ O'Neal Baxter	Same as New Owner	8-146
(NAME) 3915 Baxter Road	(NAME)	
(ADDRESS) Joelton, TN 37080	(ADDRESS)	
(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, Jimmy W. Randall and wife, Sheila R. Randall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John ~~Sidney~~ O'Neal 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 14th Civil District of Davidson County, Tennessee, according to a survey by John B. Bates, dated January 13, 1976 and more fully described as follows:

BEGINNING at an iron pin in the southerly margin of Baxter Road; said beginning point being North 63 degrees West 300 feet from the northwest corner of property owned by Paul T. Edwards in Book 4218, Page 98, Register's Office for Davidson County, Tennessee; thence South 27 degrees West 1095.0 feet to an iron pin; thence South 82 degrees 30 minutes West 180.0 feet to an iron pin; thence North 27 degrees East 1215.0 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road South 53 degrees 15 minutes East 100.0 feet to an iron pin; thence continuing with the southerly margin of Baxter Road South 63 degrees East 50.0 feet to the point of beginning, containing 3.90 acres, more or less.

Being the same property conveyed to Jimmy W. Randall and wife, Sheila R. Randall by deed from Wilfred Hunter, Unmarried, of record in Book 8275, Page 818, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE INCLUDES ALL OF GRANTORS' RIGHT, TITLE AND INTEREST IN AND TO a 1983 FLEET Mobile Home, Model FES, Serial No. TNFL1B31263749.

1232 12/08 0101 03CHECK 138.50

This is unimproved ( ) improved (X) property, known as 3915 Baxter 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 our hand s this 2nd day of December 19 94

Jimmy W. Randall

Sheila R. Randall

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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 Jimmy W. Randall and wife, Sheila R. Randall

the bargainors, 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 Madison, Tennessee, this 2nd day of December, 19 94.

Commission expires 5/23/98

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, a 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

15593

IDENTIFICATION/REFERENCE

94 DEC -8 PM 3:17

DAVIDSON CO. TN.

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

WARRANTY DEED

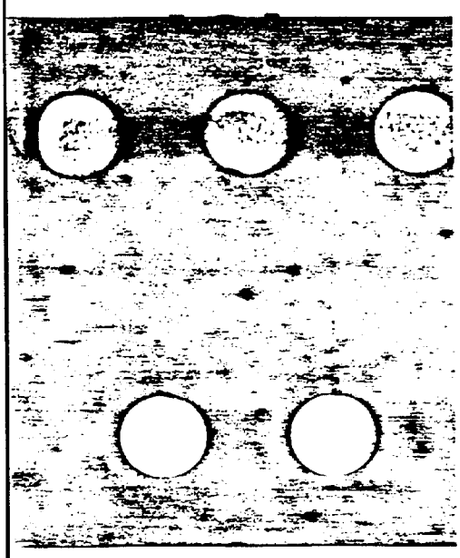
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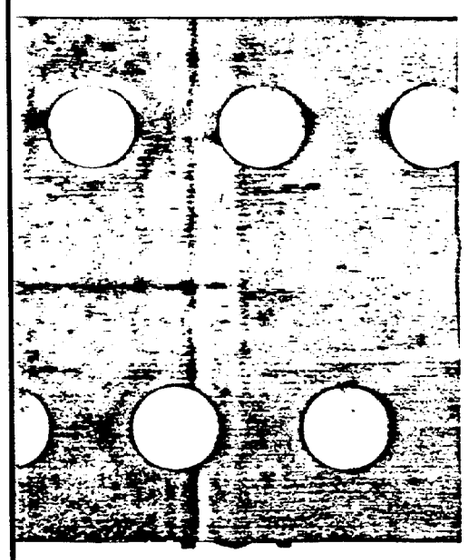
Jimmy W. Randall and wife,

Sheila R. Randall

TO:

John ~~Stanley~~ Baxter
O'Neal





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9541 PG 295

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 8.00
TOTAL 138.50
CHECK 138.50

12/08/94 01 09:17 0001 1232

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

15593
IDENTIFICATION REFERENCE

94 DEC -8 AM 9:17

REGISTER
DAVIDSON COUNTY, TN.

No. 861215