0066759

IDENTIF. # REFERENCE 5lc

WARRANTY DEED

95 JUN -5 AM 10: 08

THIS INSTRUMENT WAS PREPARED BY FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

John M. Jordan, Attorney
2323 CRESTMOOR RD.,
NASHVILLE, TN. 37215

BOOK 9690 PG 728

THIS INDENTURE, made and entered into as of the **31st** day of **May, 1995** by and between

GARY S. BAXTER and VIRGINIA L. BAXTER, HUSBAND AND WIFE ,

hereinafter referred to as Grantor, and

MICHAEL LEE JONES, A MARRIED PERSON ,

hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF PART OF THE O.F. NOEL ESTATE PLEASANT VALLEY, OF RECORD IN BOOK 1424, PAGE 63, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 25, WHICH IS A CORNER LOT, FRONTS 58 FEET ON THE EASTERLY MARGIN OF PLEASANT VALLEY ROAD AND FRONTS 150.8 FEET ON THE NORTHERLY MARGIN OF AN UNNAMED 50 FOOT ROAD, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.27 FEET, AND EXTENDS BACK 112.2 FEET ON THE EASTERLY LINE AND 184.2 FEET ON THE NORTHERLY LINE TO A POINT OF INTERSECTION.

BEING ALL THE SAME PROPERTY CONVEYED TO GARY S. BAXTER AND WIFE, VIRGINIA BAXTER BY DEED FROM MARTHA EDWARDS OF RECORD IN BOOK 8943, PAGE 137, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantee, his/her heirs, successors and assigns in fee simple forever.

The said Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except,

SUBJECT TO THE MATTERS SHOWN ON THE RECORDED PLAN AND TO THE RESTRICTIONS OF RECORD.

and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons.

Whenever 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 the signature of the Grantor (or caused its corporate name to be signed hereto by and through its proper officers duly authorized so to do) the day and year first above written.

Gary S. Baxter
GARY S. BAXTER

Virginia L. Baxter
VIRGINIA L. BAXTER

INDIVIDUAL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, **GARY S. BAXTER and VIRGINIA L. BAXTER, HUSBAND AND WIFE**, the within named 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, at office, this **31st** day of **May, 1995.**

My Commission Expires MAY 23, 1998

Notary Public

Commission Expiration: _____

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is **$129,900.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **31st** day of **May, 1995.**

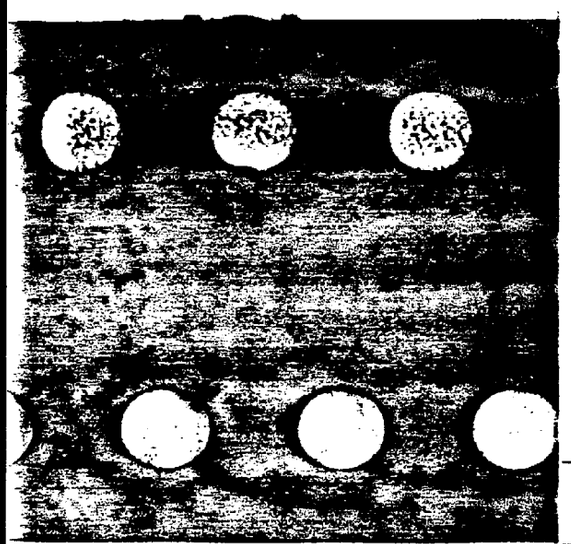
Notary Public

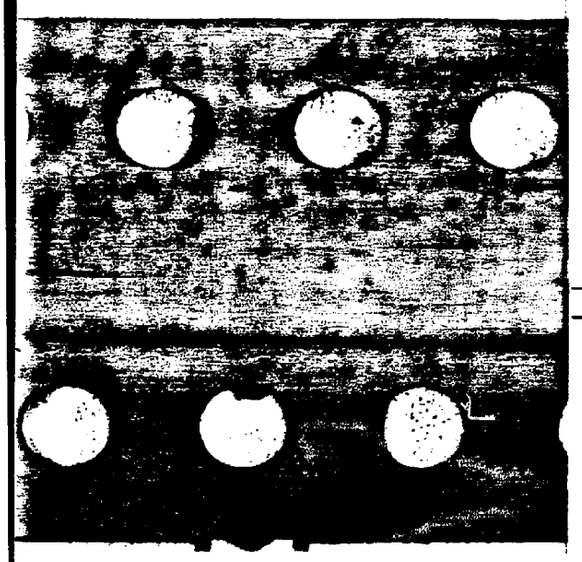
Commission Expiration: My Commission Expires MAY 23, 1998

SANDY RING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

RETURN TO:	SEND TAX BILLS TO:	PROPERTY ADDRESS:
ANDERSON & JORDAN ESCROW CO., INC. 2323 CRESTMOOR RD. NASHVILLE, TN. 37215	CHEMICAL MORTGAGE 155 FRANKLIN ROAD, SUITE 350 BRENTWOOD, TN 37027	3402 PLEASANT VALLEY ROAD NASHVILLE, TN 37204 MAP PARCEL NUMBER 118-10-0 102.00

7571 06/05 0101 03CHECK 489.63





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

RECEIVED OF _____

FOR _____

BOOK 9690 PG 730

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	
				129900.00
			CON TX	480.63
			PRFEE	1.00
			WDEED	8.00
			TOTAL	489.63
			CHECK	489.63
06/05/95	01		10:11 0001	7571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066759
IDENTIF. ↑ REFERENCE

95 JUN -5 AM 10:08
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916866