BOOK 9761 PG 597

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 19 95

Notary Public

MY COMMISSION EXPIRES: April 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Atty., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George Lee Higginbotham (NAME)	CTX Mortgage Company (NAME)	MAP: 87 GP: 5A
5916 Colchester Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL : 30
Hermitage, Tennessee 37076 (CITY) (STATE) (ZIP)	Dallas, TX 75219-9000 (CITY) (STATE) (ZIP)	4D - 93606

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, Zane L. Baxter and wife, Gillian R. Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO George Lee Higginbotham and wife, Dina M. Higginbotham and Susan S. Higginbotham

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 Davidson County, Tennessee, BEING Lot No. 30 on the Plan of Farmingham Woods, Phase I, of record in Plat Book 7900, Page 228, said Register's Office.

SAID Lot No. 30 fronts 40.81 feet on the northerly margin of Colchester Drive and extends back 127.60 feet on the westerly line and 125.00 feet on the easterly line to a dead line in the rear measuring 54.38 feet thereon.

BEING the same property conveyed to Zane L. Baxter and wife, Gillian R. Baxter by deed from Phillips Builders of record in Book 8354, Page 965, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to Decleration of Covenants, Conditions, and Restrictions of record in Book 8238, Page 176, and as amended in Book 8351, Page 533, and Book 8447, Page 635, said Register's Office.
This conveyance is subject to Charter of record in Book 8245, Page 768, said Register's Office.
This conveyance is subject to H.O. Association of record in Book 8245, Page 772, and corrected in Book 8310, Page 341, said Register's Office.
This conveyance is subject to setback lines and recorded easements of record in Book 7900, Page 228, said Register's Office.

unimproved ( )
This is improved (X) property, known as 5916 Colchester Drive, Hermitage, Tennessee 37076
(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 28th day of July, 19 95

Zane L. Baxter

Gillian R. Baxter

STATE OF TENNESSEE
COUNTY OF WILSON

BOOK 9761 PG 593

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zane L. Baxter and wife, Gillian R. Baxter

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 Mt. Juliet, Tennessee, this 28th day of July, 19 95

Commission expires April 25, 1998

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

0089170

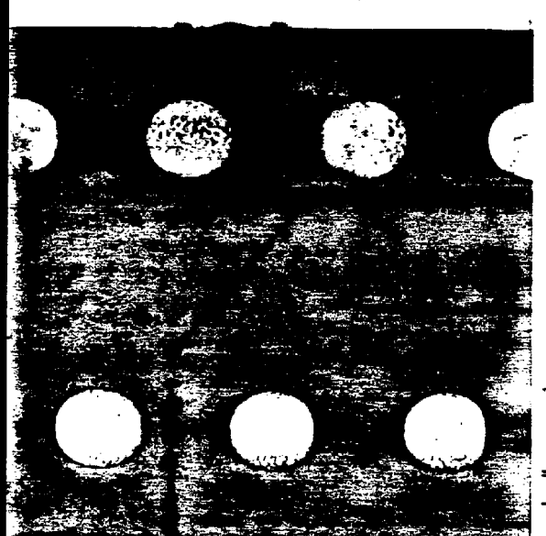
IDENTIF. & REFERENCE

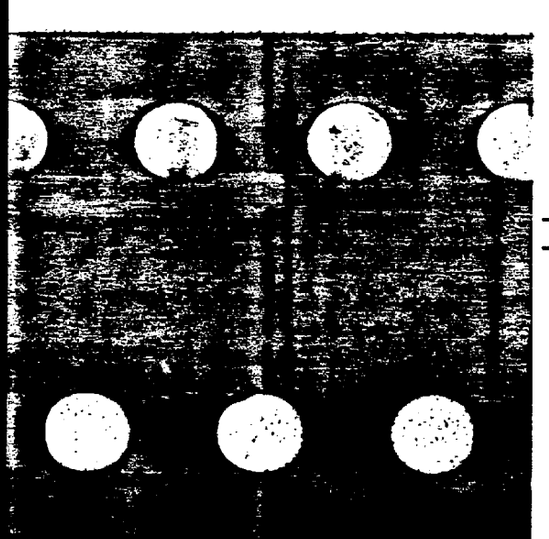
95 AUG 14 PM 12:30

REGISTER

MAIL ENV.

2118 08/14 0101 03CHECK 330.90





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

RECEIVED OF _____

FOR _____

BOOK 9761 PG 593

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 87000.00
CON TX 321.90
PRFEE 1.00
WDEED 8.00
TOTAL 330.90
CHECK 330.90

08/14/95 01 12:35 0001 2118

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0089170
IDENTIF. ↑ REFERENCE

95 AUG 14 PM 12:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 941107