BOOK 9832 PG 919

THIS INSTRUMENT WAS PREPARED BY: HOWARD M. SKIPWORTH & ASSOCIATES
BONNIE S. BAGGOTT (#14741)
Attorneys at Law
3353 Union Hill Road, Suite C
Post Office Box 489
Joelton, Tennessee 37080

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Hobert Johnson, 8367 Riley Adcock Road, Joelton, Davidson County, Tennessee 37080

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: same

3704 10/19 0101 DOCHECK 142.50

MAP & PARCEL NO: 004-00-0, 119.00

For and in consideration of the sum of Thirty Five Thousand no/100 Dollars ($35,000.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, We, **EVELYN KAY SKYLES aka EVELYN KAY BAXTER**, and husband, **FRED BAXTER**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **HOBERT JOHNSON**, his heirs and assigns, hereinafter referred to as Grantee, in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823, dated May 27, 1982, and known as Job No. 82-082 as follows:
>
> Beginning at an existing iron pin on the southeasterly margin of Riley Adcock Road, said point of beginning being the Northwest corner of this tract and the Southwest corner of the Edward Baxter land of record in Deed Book 4806, page 238, Register's Office Davidson County, Tennessee; thence with Baxter's line S 81 degrees 11' 40" E 681.49' to an existing iron pin; thence S 83 degrees 24' 05" E 71.59' to an angle point in a fence; thence S 88 degrees 52' 33" E 132.92' to a point; thence with the line of the Frank Adcock land of record in Deed Book 2858, page 89, Register's Office Davidson County, Tennessee, S 84 degrees 13' 52" E 50.00' to a set iron pin; thence leaving Adcock line and severing the Garrett land S 08 degrees 56' 16" W 227.87' to an iron pin; thence N 81 degrees 38' 20" W 1103.04' to an iron pin set on the easterly margin of the said Riley Adcock Road; thence with the margin of the said road 25' from the centerline as follows: N 36 degrees 45' 09" E 78.70' to an iron pin; thence N 46 degrees 34' 20" E 96.42' to an iron pin; thence N. 56 degrees 00' 24" E 99.35' to the point of beginning, containing 5.00 acres, more or less.

Being the same property conveyed to Evelyn Kay Skyles by deed from J.L. Skyles, of record in Book 8758, page 968, said Register's Office for Davidson County, Tennessee.

The mobile home (Make: Plac, Model: 127, Yr: 64, Title: #3203664, Vehicle ID#1275A) has been so permanently affixed to the real property described herein that it has become part thereof and an appurtenance thereto, all subsequent documents referencing said real property shall include said mobile home.

This is improved property, known as 8367 Riley Adcock Road, Joelton, Davidson County, Tennessee, 37080.

Said property is conveyed subject to a Deed of Trust executed by J. L. Skyles and wife, Evelyn Kay Skyles, to John V. Adams, a resident of Davidson County, Tennessee, Trustee, securing $24,000.00 to Roger D. Ferguson and wife, Carol J. Ferguson, of record in Book 8577, page 888, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, **HOBERT JOHNSON**, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do further covenant and bind their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantors have duly executed this Warranty Deed on this the 13th day of October, 1995.

Evelyn Kay Baxter

EVELYN KAY SKYLES aka
EVELYN KAY BAXTER

Fred Baxter

FRED BAXTER

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **EVELYN KAY SKYLES aka EVELYN KAY BAXTER and husband, FRED BAXTER** 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 office at Joelton, Tenn., on this the 13th day of October, 1995.

Sherrie Sparr
NOTARY PUBLIC
My commission expires: 6-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 35,000.00.

Evelyn Kay Skyles
EVELYN KAY SKYLES aka
EVELYN KAY BAXTER

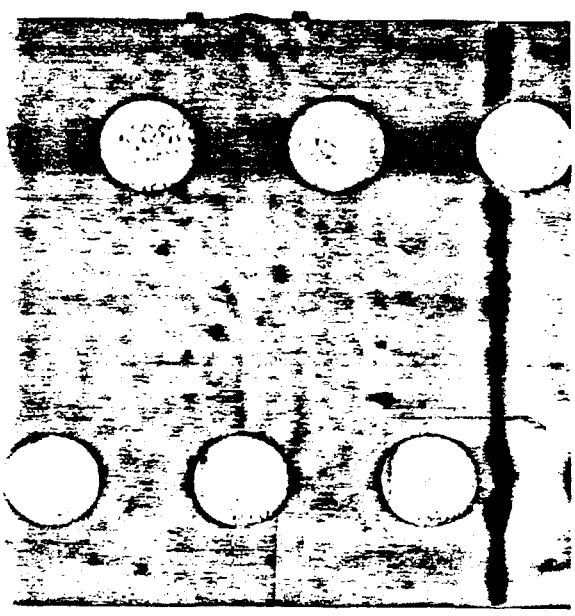
Subscribed and sworn to before me
this 13th day of October, 1995.

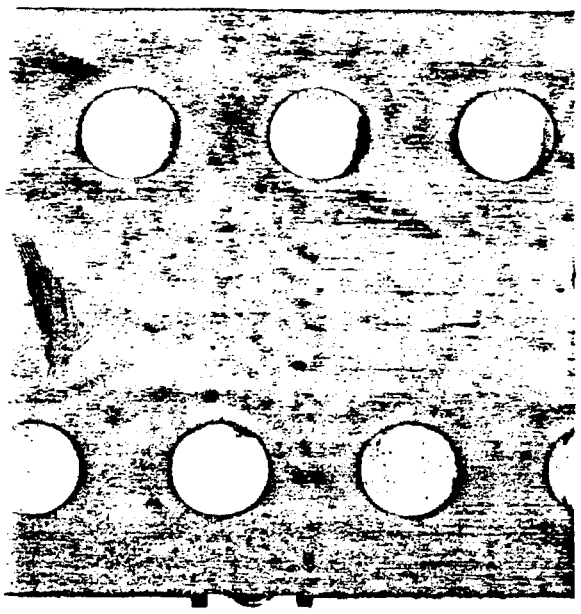
Sherrie Sparr
Notary Public
My commission expires: 6-3-96

95 OCT 19 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

011,002
IDENTIF. & REFERENCE





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	12.00
TOTAL	142.50
CHECK	142.50

10/19/95 01 15:00 0001 8704

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01140002
IDENTIF. # REFERENCE

95 OCT 19 PM 2:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 967415