BOOK 9857 PG 469 File Box 51-A

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,265.00

Franklin J. Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF November 19 95

Notary Public

MY COMMISSION EXPIRES: JUNE 19 99
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| EUGENE G. BAXTER (NAME) | FIRST AMERICAN NATIONAL BANK (NAME) | 151-9-A-107CO |
| 6529 ARVINGTON WAY (ADDRESS) | FIRST AMERICAN CENTER (ADDRESS) | 02DX-09413 |
| ANTIOCH, TN 37013 (CITY) (STATE) (ZIP) | NASHVILLE, TN 37237 (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, BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO EUGENE G. BAXTER AND WIFE, FRANKIE J. 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 Davidson County, Tennessee, being Lot No. 107, on the Plan of Phase 1, Section 1, Long Hunter Chase, of record in Plat Book 7900, pages 829, 830, and 831, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

There is conveyed with the above described property an undivided interest in and to the general and/or restricted common areas and facilities of Phase 1, Section 1, Long Hunter Chase, A Planned Unit Development, as said areas are set forth and defined in Restrictions of record in Book 9430, page 251; Book 9534, page 938; and Book 9534, page 942; By-Laws of record in Book 9430, page 279; and Charter of record in Book 9433, page 953; Register's Office for Davidson County, Tennessee, and to which reference is hereby made for more particulars.

BEING part of the same property conveyed to BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION, by deed from JCH Development Company, Inc., A Tennessee Corporation, of record in Book 9175, page 470, Register's Office for Davidson County, Tennessee.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD

unimproved ( )
This is improved ( X ) property, known as 6529 ARVINGTON WAY, ANTIOCH, TN 37013
(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 my hand this 9th day of November 19 95

BARRY CONSTRUCTION CO., A TENNESSEE CORPORATION
By: Garry Zeitlin, Vice President
GARRY ZEITLIN, VICE PRESIDENT

BOOK 9857 PG 470

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____ with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared GARRY ZEITLIN and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the VICE PRESIDENT and _____ respectively of the BARRY CONSTRUCTION CO., the within named bargainor, and corporation, and that he as such VICE PRESIDENT 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 GARRY ZEITLIN as such VICE PRESIDENT, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at NASHVILLE, TN on this the 9th day of November 1995.

My commission expires 11/22/97

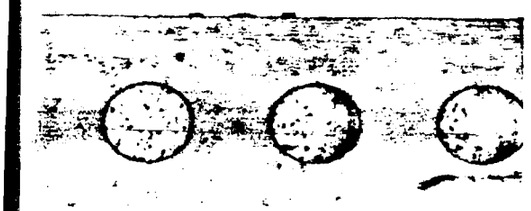
Judy G. Roark
Notary Public

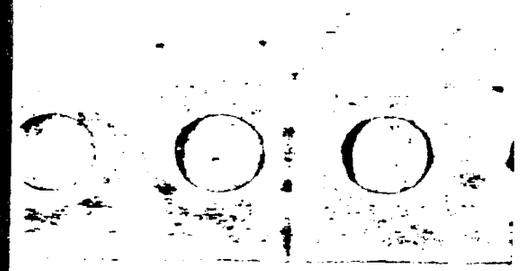
JUDY G. ROARK NOTARY PUBLIC TENN DAV

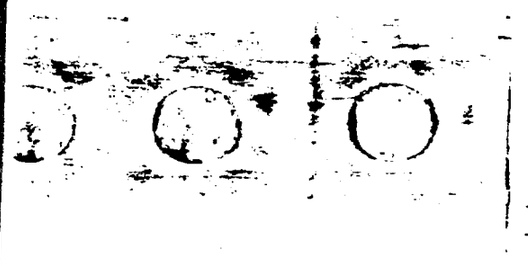
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IDENTIF. & REFERENCE

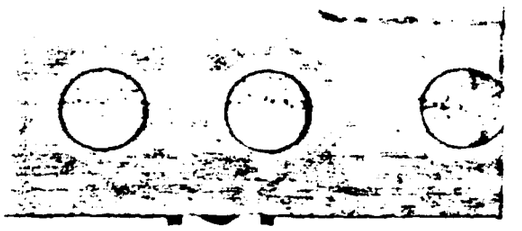
95 NOV 10 PM 4:03
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

750 11/10 2101 03CHECK 576.21









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

RECEIVED OF _____

FOR _____

BOOK 9857 PG 471

| | | |
|---|---|---|
| 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
153265.00
CON TX 567.21
PRFEE 1.00
WDEED 8.00
TOTAL ~~576.21~~
PAID 576.21

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/10/95 01 16:05 0001 7506

0122174
IDENTIF. ↑ REFERENCE

95 NOV 10 PM 4:03
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 976087