THIS INSTRUMENT WAS PREPARED BY: **BONNIE S. BAGGOTT (#14741)**
Attorney at Law
Suite C
3353 Union Hill Road
Post Office Box 489
Joelton, Tennessee 37080

BOOK 9920 PG 214

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: BONNIE S. BAGGOTT, 140 Hillsboro Place, Davidson County, Nashville, Tennessee, 37215, and THOMAS T. BAGGOTT IV, 5690 Eatons Creek, Davidson County, Nashville, Tennessee, 37080.

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:
BONNIE S. BAGGOTT
140 Hillsboro Place
Nashville, TN 37215

MAP & PARCEL NO: 29/146

For and in consideration of the sum of Fifty Three Thousand Four Hundred Dollars ($53,400.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **BONNIE S. BAGGOTT,** as attorney in fact for **THOMAS TYLER BAGGOTT III,** as recorded in Book 9888 at page 438, Registers Office for Davidson County, Tennessee, hereinafter referred to as the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **BONNIE S. BAGGOTT** and **THOMAS TYLER BAGGOTT IV,** their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in the 14th, formerly the 12th Civil District of Davidson County, Tennessee and described as follows.
>
> Beginning at an iron pin in the N.W. corner of John Ingrams property and which is the south corner of the Schnupp property, running thence south 1° 15' west 151.7 feet to an iron pipe, which is located 37 feet from the center of Eatons Creek Road; thence turning and running South 79° 30' west, crossing Nations Creek Road and crossing the branch, 543.5 feet to an iron pipe on the point of the hill; thence turning and running north 29° 20' west, and passing a 12" Hickory, 207 feet to an iron pipe in the fence line; thence turning and running with

the wire fence north 55° east 420 feet to an iron pipe in Schnupps south boundary line; thence turning and running south with Schnupps south boundary line; and crossing Eatons Creek Road, south 60° north 336.5 feet, more or less, to the point of beginning, and containing by calculation, 3.8 acres.

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Being part of the property conveyed to Thomas Tyler Baggott III from Margaret Conchin Baggott of record in Will Book 146, page 553, Registers Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1995, easements and restrictive covenants of record.

The current mailing address for said property is: 5651 Eatons Creek Road.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, **BONNIE S. BAGGOTT,** and **THOMAS TYLER BAGGOTT IV,** their heirs and assigns, forever; and Grantor does covenant with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind his 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 Grantor has duly executed this Warranty Deed on this the 29th day of December, 1995.

011 1673

IDENTIFICATION REFERENCE

95 JAN 17 PM 1:53

FILED
DAVIDSON COUNTY, TN

PICK-UP

THOMAS TYLER BAGGOTT III

BY: Bonnie S. Baggott
BONNIE S. BAGGOTT
ATTORNEY IN FACT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, **BONNIE S. BAGGOTT** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office at Dalton Tennessee, on this the 29th day of December, 1995.

NOTARY PUBLIC

My commission expires:
6-3-96

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STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 53,400.00.

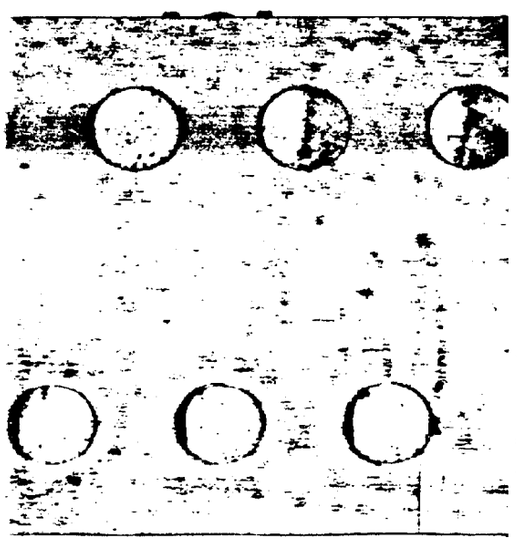
THOMAS TYLER BAGGOTT III

BY: Bonnie S. Baggott
BONNIE S. BAGGOTT
ATTORNEY IN FACT

Subscribed and sworn to before me
this 29th day of Dec, 1995.

Notary Public
My commission expires: 6-3-96

1994 DEC 27 2:01 03C4ECK 210.50





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

DMT	53400.00
CO TX	197.58
PRFEE	1.00
WDEED	12.00
TOTAL	210.58
CHECK	210.58

01/17/96 01 13:54 0001 3624

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141673
IDENTIFICATION REFERENCE

95 JAN 17 PM 1:53

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 996930