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

WARRANTY DEED

BOOK 9920 PG 222

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: 029-00-0/240.00 14D44440

For and in consideration of the sum of Seventy Three Thousand Dollars ($73,000.00) 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 1st formerly the 14th Civil District of Davidson County, Tennessee and described according to a survey made by Jack Conaster, Surveyor dated April 22, 1966.
>
> Beginning at a point in the Easterly margin of Craft Drive, said point also being in a Northerly property line of the John B. Aita lands; thence along a Northerly line of the John B. Aita lands, North 88°50' East 350 feet to a point; thence South 7°00' West 375 feet to an iron pin; thence South 88°50' West 350 feet to an iron pin; thence North 7° 00' East with a line, said line being the extension of the Easterly margin of Craft Drive, 375 feet to the point of beginning and containing 3 acres.

Being the same property conveyed to Thomas Tyler Baggott III, unmarried by deed from Raymond E. Foster, unmarried, recorded in Deed Book 6676 at page 674, 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: 5761 Craft Road, Joelton, TN 37080.

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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.

THOMAS TYLER BAGGOTT III

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

PICK-UP

96 JAN 17 PM 1:51
DAVIDSON

011675
IDENTIFICATION REFERENCE

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 Joelton Tennessee, on this the 29th day of December, 1995.

Sherrie Sparks
NOTARY PUBLIC

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My commission expires:
6-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 73,000.00.

THOMAS TYLER BAGGOTT III

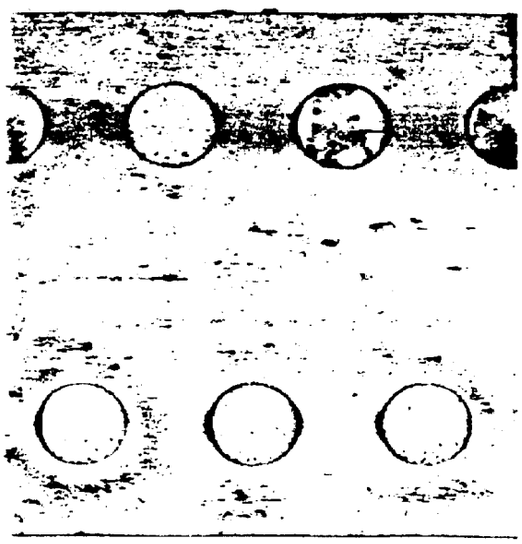
BY: Bonnie S. Baggott
BONNIE S. BAGGOTT
ATTORNEY IN FACT

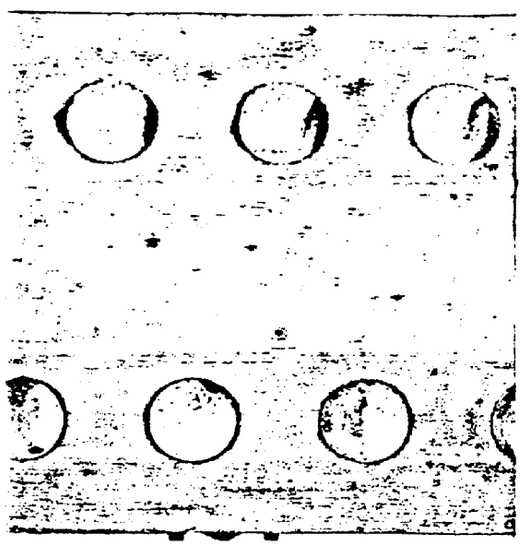
Subscribed and sworn to before me
this 29th day of December, 1995.

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

95 DEC 27 PM 2:02 DEEDTX

283.10





OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9920 PG 225

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

CONT	73000.00
CON TX	270.10
PRFEE	1.00
MISC	12.00
TOTAL	283.10
CHECK	283.10

[illegible] 01 13:55 0001 8626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141675

IDENTIFICATION REFERENCE

95 JAN 17 PM 1:57

FELIX Z. WILSON
DAVIDSON COUNTY, TN

No. 996932