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 230

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: 29/145

For and in consideration of the sum of Fifty Three Thousand Four Hundred Dollars ($61,700.00) 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 24th Civil District of Davidson County, Tennessee and described as follows.
>
> Beginning at a stake formerly the southwest corner of Fousts 6 acre tract; thence north 60°west 26 ½ poles to a stake; thence south 57° west 39 poles to a gum; thence north 88° west 23 poles to a stake with oak pointer on a ridge; thence south 19 ½° west 20 poles to a dogwood and hickory; thence north 88° west 11-16/100 poles to a stake with beech pointer; thence south 2° west 103.65 poles to the south boundary line of the Floto 418 Acre tract of which this is a part; thence with said south boundary south 88° east 32.68 poles to a black oak, the

southwest corner of M. Aita and wife his west boundary north 98.8 poles to a stake, his northwest corner; thence with his north boundary east 63.88 poles to a stone; thence north 1 and 1/4 ° east 31.28 poles to the beginning, containing 40 acres, more or less.

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.

BOOK 9920 PG 231

This conveyance is made subject to easement for right-of-way from property conveyed to Ming Aita by Matthew Conchin by deed of record in book 259, page 189, said Registers Office, across premises to Floto Lane or Road, as set out in said deed.

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

PICK-UP

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

95 JAN 17 PM 1:55
DAVIDSON COUNTY, TN.

011677
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.

Sherrill Spann
NOTARY PUBLIC

BOOK 9920 PG 232

My commission expires:
6-3-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 61,700.00.

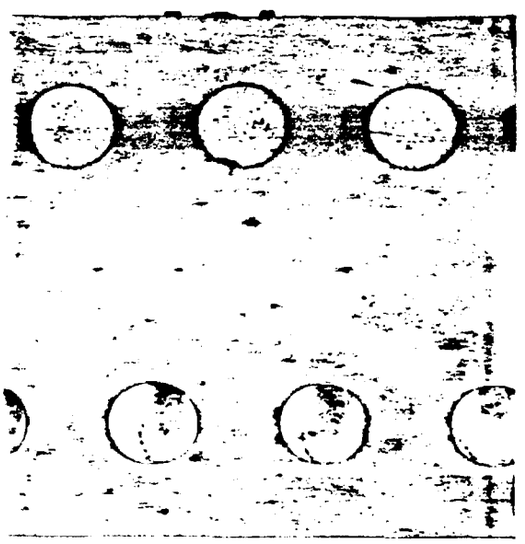
THOMAS TYLER BAGGOTT III

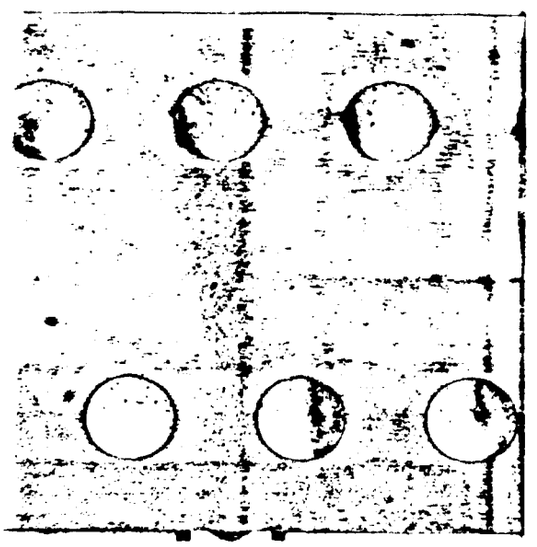
BY: Bonnie S Baggett
BONNIE S. BAGGOTT
ATTORNEY IN FACT

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

Sherrill Spann
Notary Public
My commission expires: 6-3-96

9623 02/17 0101 03CHECK 241.29





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9920 PG 233

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	61700.00
DMT TX	229.29
PRFEE	1.00
ADDEED	12.00
TOTAL	241.29
CHECK	241.29

93 JUL 17 [illegible] 01 13:36 0001 8628

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0141677
IDENTIFICATION REFERENCE

93 JUL 17 PM 1:55

[illegible]
DAVIDSON COUNTY, TN.

No. 996934