WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

pg 10001 pc 496

34374

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March 19 96

Notary Public

MY COMMISSION EXPIRES: 12/24/98
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Jefferies	Great Western Mortgage	40-75/40-121
(NAME)	(NAME)	
3891 Knight Drive	9451 Corbin Avenue	12DZ 82475
(ADDRESS)	(ADDRESS)	
Nashville, TN 37189	Northridge, CA 91324	
(CITY) (STATE) (ZIP)	(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, William T. A. Baxter and wife, Irene K. Baxter

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William L. Jefferies, An Unmarried Man

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:

TRACT 1:
A certain tract of land in the 12th, formerly 21st, Civil Dsitrict of Davidson County, Tennessee, being known as part of the John C. Johnson 127-acre tract, and shown as Lots No. 11 and 12 of the subdivison of said tract, and described according to a survey of said property made by Charles D. Wallace, Surveyor, March 6, 1976, as follows:
Beginning at a point in the northerly margin of Knight Road, at the common corner of Lots 12 and 11; thence with the line between said Lots North 9 degrees 30' South 1030.76 feet to south line of the Teasley land, in an old fence line; thence with said fence, and along Teasley's south line, 122.22 feet to the corner of Lots 10 and 11; thence with the new line between said lots, south 8 degrees 18' West 1092 feet to the northerly margin of Knight Road; thence with the margin of the same North 63 degrees 53' West 150.75 feet to the point of beginning.

TRACT 2:
A certain tract of land in the 12th, formerly 21st, Civil District of Davidson County, Tennessee, being known as part of the John C. Johnson 127-acre tract, and shown as Lots 11 and 12 of the subdivision of said tract, and described according to a survey of said property made by Charles D. Wallace, Surveyor, March 6, 1976 as follows:

CONTINUED

This is unimproved ( ) improved (X) property, known as 3891 Knight Drive, Nashville, TN 37189
(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 our hand & this 29th day of March, 19 96

William T. A. Baxter

Irene K. Baxter by William T. A. Baxter Attorney-in-fact

BOOK 10001 PG 497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William T. A. Baxter and wife, ~~Irene K. Baxter~~

the bargainor S, 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 Nashville, Tennessee, this 29th day of March 19 96.

Commission expires 11/28/98

ALAN L. SATTERN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ this _____ day of _____ 19_____.

5677 04/03 0101 03CHECK 465.95

My commission expires _____

_____
Notary Public

State of Tennessee
County of DAVIDSON

On this the 29TH day of MARCH, 1996, before me personally appeared WILLIAM T. A. BAXTER to me known to be the person who executed the foregoing instrument in behalf of IRENE K. BAXTER as HER Attorney in Fact, and acknowledged the HE executed the same as the free act and deed of the said IRENE K. BAXTER

Witness my hand and official seal at NASHVILLE, TN, this the 29TH day of MARCH, 1996.

ALAN L. SATTERN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/28/98

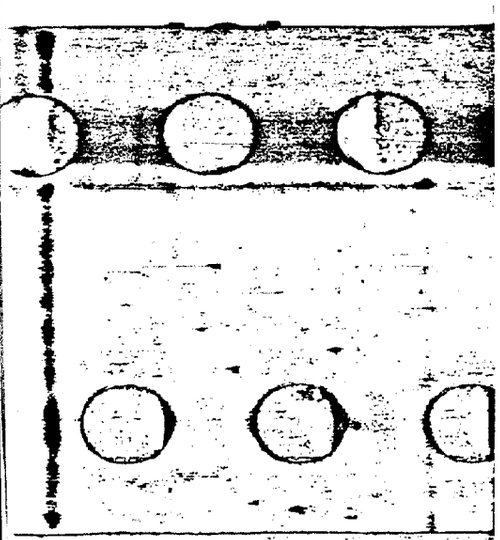
0166886 IDENTIF. & REFERENCE
96 APR -3 AM 8:19
FELIX Z. BROWN REGISTER DAVIDSON COUNTY, TN.

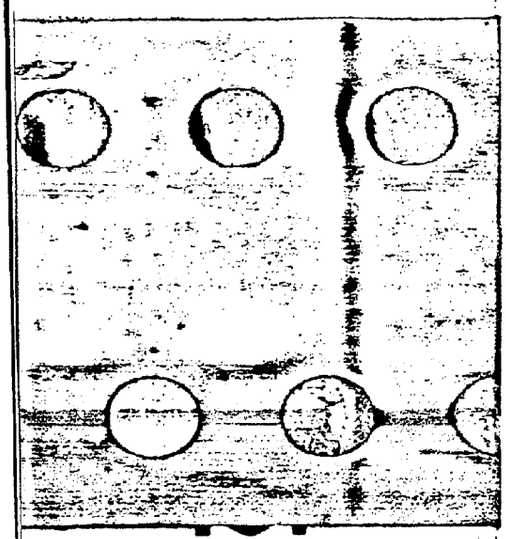
LEGAL DESCRIPTION CONTINUATION

Beginning at a point in the northerly margin of Knight Road, at the common corner of Lots 12 and 13; thence with the line between said lots North 9 degrees 30' east 961.67 feet to an iron pin in the south line of the Teasley land, in an old fence line; thence with said fence, and along Teasley's south line, 143.50 feet to the corner of Lots 12 and 11; thence with the new line between lots south 9 degrees 30' West 1030.76 feet to the northerly margin of Knight Road; thence with the margin of the same North 1 degree 10' West 150.75 feet to the point of beginning.

BEING the same property conveyed to William T. A. Baxter and wife, Irene K. Baxter by deed from Real Security Inc., Trustee of record in Book 8531, Page 216, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.





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

RECEIVED OF _____

FOR _____

BOOK 10091 PG 498

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 123500.00
CON TX 456.95
PRFEE 1.00
WDEED 8.00
TOTAL 465.95
CHECK 465.95

04/03/96 01 08:20 0001 5677

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0166886
IDENTIFICATION REFERENCE

96 APR -3 AM 8:19
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1023674