BOOK 10222 PG 918

THIS INSTRUMENT WAS PREPARED BY: BONNIE S. BAGGOTT (#14741)
Attorney at Law
101 Shepherd Hills Drive
Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS: DARYL E. YOES, 5651 Eatons Creek Road, Davidson County, Nashville, Tennessee, 37080.

NAME & ADDRESS OF THE PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES: SAME

MAP & PARCEL NO: 29/146

For and in consideration of the sum of Sixty Three Thousand One Hundred Fifty Eight and no/100 Dollars ($63,158.00), of which Fifteen Thousand and no/100 Dollars ($15,000.00) has been paid in cash by Grantee hereinafter named, the receipt and sufficiency of which are hereby acknowledged, and for the remainder, the said Grantee has given his Note of even date in the amount of Forty Eight Thousand One Hundred Fifty Eight and no/100 Dollars ($48, 158.00), payable to Grantors as therein set out; reference is here made to said Note for the terms and conditions thereof; and providing for payment of attorney's fees, and to secure the payment of said Note, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed.

We, **BONNIE S. BAGGOTT,** and **THOMAS TYLER BAGGOTT IV,** hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **DARYL E. YOES** his heirs and assigns, hereinafter referred to as Grantee, 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 Ingram's 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

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north 29° 20' west, and passing a 12 inch 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 Schnupp's south boundary line; thence turning and running south with Schnupp's 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.

Being the property conveyed to Bonnie S. Baggott and Thomas Tyler Baggott IV from Bonnie S. Baggott as attorney in fact for Thomas Tyler Baggott III, as recorded in Book 9888 at page 438, Register's Office for Davidson County, Tennessee, of record in Deed Book 9920, page 215, Register's Office for Davidson County, Tennessee. This conveyance is subject to 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 Grantee, **DARYL E. YOES**, his heirs and assigns, forever; and Grantors do covenant with the said Grantee that they 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 Grantors do 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 Grantors has duly executed this Warranty Deed on this the 4th day of October, 1996.

THOMAS TYLER BAGGOTT IV

BONNIE S. BAGGOTT

3995 10/11 0101 03CHECK 246.69

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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 and THOMAS TYLER BAGGOTT IV.** 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 office at MADISON, TENNESSEE, on this the 4th day of Oct., 1996.

Bobby D. Davis

NOTARY PUBLIC

My commission expires:
11-22-97

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer, is $ 63,158.00.

Bonnie S Baggott

BONNIE S. BAGGOTT

PICK-UP

Subscribed and sworn to before me this 4th day of Oct., 1996.

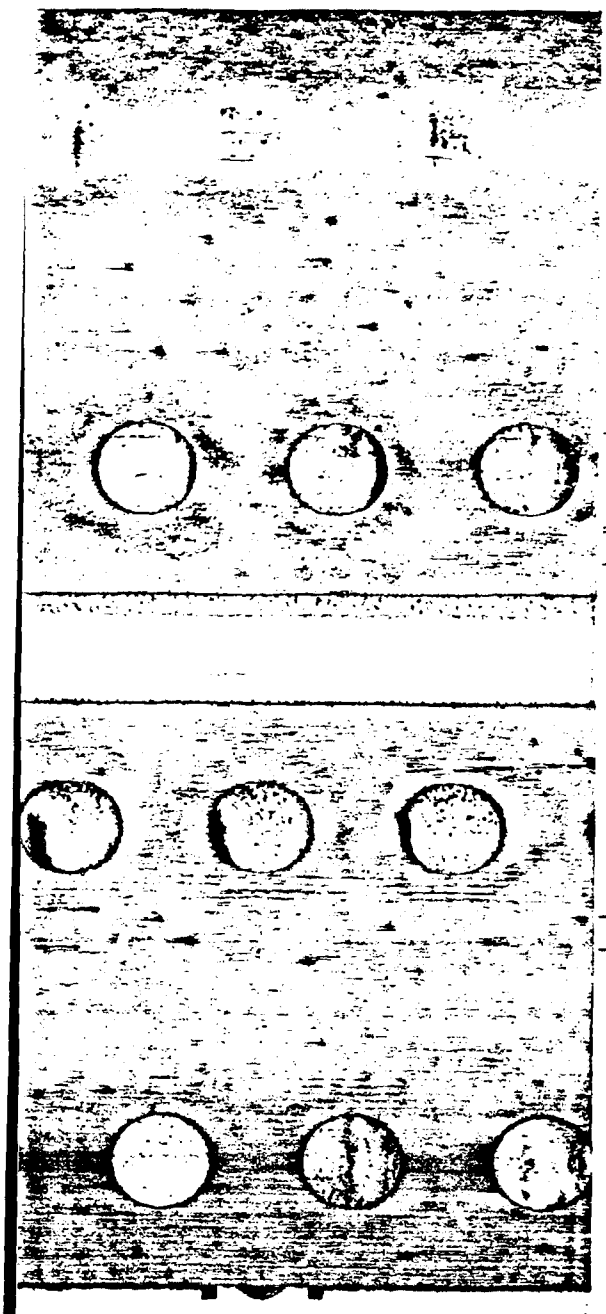
Bobby D. Davis

Notary Public
My commission expires: 11-22-97

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(615) 851-6697
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95 OCT 11 AM 9:42
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02351146



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10222 PG 951

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	63158.00
			CON TX	233.69
			PRFEE	1.00
			WDEED	12.00
			TOTAL	246.69
			CHECK	246.69
10/11/96	01		09:46 0001	8995

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02351146
IDENTIF. ↑ REFERENCE

96 OCT 11 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

№ 1076046

No [redacted]