THIS INSTRUMENT PREPARED BY:
Grayson Smith Cannon
CANNON, CANNON & COOPER, P.C.
1000 Northchase Drive, Suite 109
Goodlettsville, TN 37072
(615) 851-1880

BOOK 10386 PG 135

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills to:	Map/Parcel No.
Myrna Baldock	Same - no mortgagee	Map 17
Shirley Lockhart		Parcel 59
5546 Lickton Pike		
Goodlettsville TN 37072		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I/we, PEGGY LOUISE SKAGGS BUSH, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto MYRNA FAYE SKAGGS BALDOCK and husband, JAMES DAVID BALDOCK, and SHIRLEY SUE SKAGGS LOCKHART and husband JERRY RAY LOCKHART, with each couple owning a one-half undivided interest therein as tenants in common, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in the 10th Civil District of Davidson County, State of Tennessee, described as follows to-wit:

BEGINNING at a point in the center line of Lickton Pike with stone marker in the northerly margin of same, a corner to JAMES P. SKAGGS, 14.5 acre tract and the southeast corner of this tract; thence with the center line of said pike south 77 degrees 40 min. west 210 feet to a point at the south end of a line fence, a corner to Oscar W. Davis; thence with said fence and the line of said Davis as follows: North, 432 feet to a post; north 14 degrees 00 min. west 181.5 feet to a post; north 69 degrees, 15 min. east 212 feet to a post, a corner to said Davis in the line of aforesaid Skaggs; thence with the line of said Skaggs as follows: South 15 degrees 20 min. east 210 feet to a stone; south 00 degrees 40 min. west 434 feet to the beginning, containing 3.0 acres more or less, and being composed of all of the real estate conveyed by Jesse L. Burton et ux, Mary S. Burton to James P. Skaggs et ux, Sadye Skaggs by a deed of record in the office of the Register for Davidson County, Tennessee, in Deed Book 3097, page 541, and all of the real estate conveyed by Beulah Bowers Eddings to said Skaggs and wife, Sadye W. Skaggs by a deed of record in said Register's Office in Deed Book 3183, page 211. The above description according to a survey made by John R. Alley, Surveyor, dated July 10th, 1965.

Being the same property conveyed to James P. Skaggs and wife, Sadye Waggoner Skaggs by deed from Peggy Louise Skaggs (single) of record in Book 4639, page 5, Register's Office for Davidson County, Tennessee. The said Sadye Waggoner Skaggs having predeceased James P. Skaggs. Property being vested in Peggy Louise Skaggs Bush by Will of James P. Skaggs, deceased, of record in Will Book 211, Page 610, in the office of the Clerk of the Probate Court for Davidson County, Tennessee. The

97 MAR 20 AM 9:17
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
02848 73

spouse of said PEGGY LOUISE SKAGGS BUSH, HUGH C. BUSH, II, hereby joins in this conveyance for the purpose of transferring whatever marital rights he may have or claim in said property.

The property described herein is subject to any and all restrictions and easements of record.

This is unimproved property located on Lickton Pike.

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 I do covenant with the said GRANTEES, that I am 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 I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural and the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY HAND this 14 day of March, 1997.

Peggy Louise Skaggs Bush
PEGGY LOUISE SKAGGS BUSH

H C Bush
HUGH C. BUSH, II

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, PEGGY LOUISE SKAGGS BUSH, and HUGH C. BUSH, II, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, and official seal at Goodlettsville, Tennessee on this the 14 day of March, 1997.

NOTARY PUBLIC
My Commission Expires: 7-25-98

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $10,000.00.

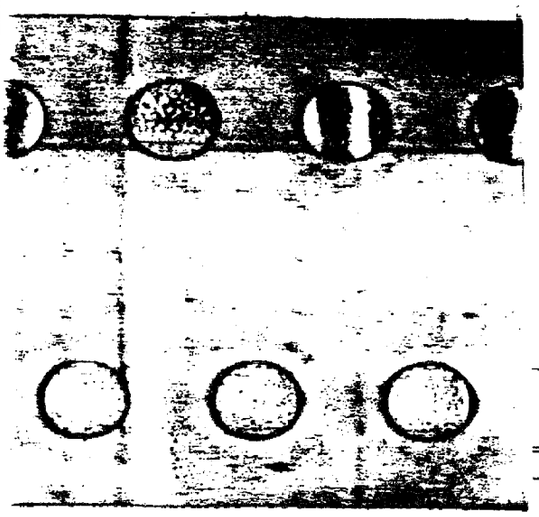
Subscribed and sworn to before me, this the 14 day of March, 1997.

Myrna Faye Skaggs Bullock
Affiant

NOTARY PUBLIC
My Commission Expires: 7-25-98

9119 03/20 0101 02CHECK

46-00



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

RECEIVED OF _____ BOOK 10386 PG 137

FOR _____

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 10000.00
CON TX 37.00
PRFEE 1.00
WDEED 8.00
TOTAL 46.00
CHECK 46.00

03/20/97 01 09:20 0001 9119

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0284873
IDENTIF. ↑ REFERENCE

07 MAR 20 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1129435