Prepared by Timothy D. Baxter BOOK 10745 PG 233

We hereby convey to Timothy D. Baxter and wife, Karen Keith Baxter, the tract of land located at 808 Battery Lane, Nashville, Davidson County, Tennessee, as described herein, and we warrant the title against all persons whomsoever; and

We covenant that we are seized and possessed of this land, and have a right to convey it, and we warrant the title against all persons claiming under us.

Said land referred to is situated in the County of Davidson, State of Tennessee, and is described as follows: land in Davidson County, Tennessee, being Lot No. 2 on the plan of E.N. Kennon, Jr., subdivision of record in book 2330, page 143, Register's Office, for Davidson County, Tennessee;

Said Lot No. 2 fronts 236.8 feet on the southerly side of Battery Lane and extends back between parallel lines 183.95 feet to a dead line;

Being the same property conveyed to C. Myron Keith and wife, Lois M. Keith, by bankruptcy trustee's deed from John C. McLemore, Trustee in Bankruptcy, of record in book 6997, page 601, Register's Office for Davidson County, Tennessee.

0192 01/05 0101 03CHECK 749.00

In Witness Whereof, the parties hereto have executed this Instrument on January 2, 1998.

SELLERS:

C. Myron Keith

Lois M. Keith

BUYERS:

Timothy D. Baxter

Karen K. Baxter

WITNESSED BY:

Carla Gillespie

PICK-UP

98 JAN -5 AM 9:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE

03386558

STATE OF Tennessee

COUNTY OF Williamson

I, Rita Brashear, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy D. Baxter, Karen K. Baxter, Charles Myron Keith, and Lois M. Keith, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument, as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notorial Seal this 2nd day of Jan. 1998

RITA BRASHEAR NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

Rita Brashear

Notary Public

My Commission Expires:

11-18-00

Owner & Tax Bills:
Karen & Tim Baxter
1706 Kipling Dr.
Brentwood, Tn. 37027

m+p #
132-14-0
030.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

I Karen K Baxter
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF Jan. 19 98.

B. Williams
Deputy Register

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

RECEIVED OF _____

FOR _____

BOOK 10745 PG 235

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
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 8.00
~~TOTAL 749.00~~
~~CHECK 749.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01/05/98 01 09:51 0001 8192

0386558
IDENTIF. ↑ REFERENCE

98 JAN -5 AM 9:46

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1238871