BOOK 10840 PG 544

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Terry F. Christison
BAKERTOWN ROAD LAND TRUST
P.O.Box 1193
Brentwood,TN 37024-1193

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 148-7
PARCEL 164
5DU-17094

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Maurice M. McDonald and wife, Patricia A. McDonald hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BAKERTOWN ROAD LAND TRUST, Terry F. Christison, Trustee, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 3, on the Plan of Bakertown Gardens, Section One, of record in Plat Book 5800, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Maurice M. McDonald and wife, Patricia A. McDonald, by deed from Terry F. Christison and wife, Susan T.Christison of record in Book 8130, Page 764, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Book 5800, Page 135, said Register's Office.

See attached Exhibit "A" setting forth the powers granted in Trust Agreement

This is improved property known as 209 Bakertown Road, Antioch, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said BAKERTOWN ROAD LAND TRUST, its successors and assigns, forever; and we, Maurice M. McDonald and wife, Patricia A. McDonald do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; 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 Grantee, its successors 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.

Witness our hands this the 13th day of March, 1998.

BOOK 10840 PG 545

Maurice M. McDonald

Patricia A. McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Maurice M. McDonald and wife, Patricia A. McDonald the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville,Tennessee, this the 13th day of March, 1998.

NOTARY PUBLIC

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 61,145.19.

AFFIANT

Subscribed and sworn to before me this 12th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

DIXIE SEAGRAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

04 13018

IDENTIF. + REFERENCE

98 MAR 17 AM 10:04

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

6710 03/17 0101 03CHECK 239.24

EXHIBIT "A"

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10840 PG 547

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 61145.19
CON TX 226.24
PRFEE 1.00
WDEED 12.00
TOTAL 239.24
CHECK 239.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/17/98 01 10:02 0001 6710

041301 8
IDENTIFICATION REFERENCE
98 MAR 17 AM 10:04
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1267071