THIS INSTRUMENT WAS PREPARED BY: **BONNIE BAGGOTT CULP (#14741)**
Attorney at Law
439 Battle Ave.
Franklin, TN 37064

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Bobby Bryant and wife, Tammy Bryant, 5761 Craft Road, Joelton, TN 37080.

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

MAP & PARCEL NO: 029-00-0/240.00 14D44440

For and in consideration of the sum of Ninety One Thousand Dollars ($91,000.00) cash in hand paid, and good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, we, **BONNIE BAGGOTT CULP and THOMAS T. BAGGOTT IV**, hereinafter referred to as the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **BOBBY BRYANT AND TAMMY BRYANT**, their heirs and assigns, hereinafter referred to as Grantees, a fee simple interest in a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows:

> Land in the 1st formerly the 14th Civil District of Davidson County, Tennessee and described according to a survey made by Jack Conaster, Surveyor dated April 22, 1966.
>
> Beginning at a point in the Easterly margin of Craft Drive, said point also being in a Northerly property line of the John B. Aita lands; thence along a Northerly line of the John B. Aita lands, North 88°50' East 350 feet to a point; thence South 7°00' West 375 feet to an iron pin; thence South 88°50' West 350 feet to an iron pin; thence North 7° 00', East with a line, said line being the extension of the Easterly margin of Craft Drive, 375 feet to the point of beginning and containing 3 acres.
>
> Being the same property conveyed to Bonnie S. Baggott & Thomas Tyler Baggott IV, by Deed from Bonnie S. Baggott, as attorney if fact for Thomas Tyler Baggott III, recorded in Deed Book 9920, page 222, Registers Office for Davidson County, Tennessee. This conveyance is subject to taxes for the year 1998, easements and lease of record in Book 6686, page 570 and restrictive covenants of record.

The current mailing address for said property is: 5761 Craft Road, Joelton, TN 37080.

TO HAVE AND TO HOLD said tract of land, appurtenances, estate, title and interest thereto belonging to the said Grantees, Bobby Bryant and Tammy Bryant, their heirs and assigns, forever; and Grantors do covenant with the said Grantees 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 their heirs, successors and assigns, to warrant and forever defend the title to said land to the said Grantees, their 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 have duly executed this Warranty Deed on this the 17th day of March 1998.

Thomas Tyler Baggott IV

Bonnie S Baggott (Culp)

Bonnie S. Baggott (now Culp)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, THOMAS TYLER BAGGOTT IV AND BONNIE S. BAGGOTT (now Culp) 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.

Notary Public

My Commission Expires: 11-24-2001

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $91,000.00.

Bonnie S. Baggett Culp

Affiant

Notary Public

My Commission Expires: 11-24-2001

04227844

IDENTIF. & REFERENCE

98 APR -7 PM 1:25

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

PICK-UP

7105 04/07 0101 03CHECK 349.70

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

RECEIVED OF _____

FOR _____

BOOK 10876 PG 812

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	91000.00
CON TX	336.70
PRFEE	1.00
WDEED	12.00
TOTAL	349.70
CHECK	349.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID 04/07/98 0001 7105

0422784
IDENTIF. # REFERENCE

98 APR -7 PM 1:25

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1277340