THIS INSTRUMENT PREPARED BY:
Robert F. Spann, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, TN 37238-1545

2

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $44,366.66.

James C. Midgett Jr.
AFFIANT

Sworn to and subscribed before me this 18th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

BOOK 10984 PG 262

98 JUN 19 PM 12:26
REGISTER
DAVIDSON COUNTY, TN.

0452778
IDENTIFICATION REFERENCE

ADDRESS - NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS:
James C. Midgett, Jr.	Same	Map 15
6240 Eatons Creek Road		Parcels 100, and
Joelton, TN 37080-8778		110

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **IRIS WANDA BAXTER ING**, and **PALMER W. ING**, hereinafter called "Grantors", have bargained and sold, and by these presents do transfer and convey unto **JAMES C. MIDGETT, JR.**, hereinafter called "Grantee", his heirs and assigns, forever, certain tracts or parcels of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

See **Exhibit "A"**, attached hereto, and incorporated herein by this reference.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and Grantors do covenant with the said Grantee that they are lawfully seized and possessed of an undivided one third (1/3) interest in 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. Palmer W. Ing, husband of Iris Wanda Baxter Ing, joins in this conveyance for the express purpose of conveying any and all interest which he may have in the said property. This is property known as 2837 Union Hill Road, Joelton, Tennessee 37080.

WITNESS our hands this 18 day of June, 1998.

3183 06/19 0101 03CHECK 173.16

Iris Wanda Baxter Ing
IRIS WANDA BAXTER ING, GRANTOR

Palmer W Ing
PALMER W. ING, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **IRIS WANDA BAXTER ING**, and **PALMER W. ING**, the Bargainers, 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 this 18 day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 9-26-98

EXHIBIT "A"

BOOK 10984 PG 263

TRACT 1

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT: BEING LOT NO. 4 IN THE SUBDIVISION OF THE WEAVER HARRIS LANDS IN THE 14TH CIVIL DISTRICT, OF RECORD IN PLAN BOOK 2, PAGE 183 OF THE CHANCERY COURT AT NASHVILLE, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE IN THE CENTER LINE OF THE GOODLETTSVILLE PIKE AT THE NORTHEAST CORNER OF LOT NO. 3 ON SAID PLAN; THENCE WITH THE DIVIDING LINE BETWEEN LOTS NOS. 3 AND 4, SOUTH 3° WEST 236 POLES TO THE SOUTHEAST CORNER OF LOT NO. 3 AT A WHITE WALNUT POINTER; THENCE SOUTH 88° EAST, ALONG THE NORTHERLY LINE OF THE PURTEL LAND, 35 POLES TO A STAKE IN THE WEST LINE OF THE G. B. HARRIS LAND; THENCE WITH HARRIS' WESTERLY LINE, NORTH 3° EAST 306 POLES TO A POINT IN THE CENTER LINE OF THE GOODLETTSVILLE PIKE AT THE NORTHWEST CORNER OF LOT NO. 5 ON SAID PLAN; THENCE WITH THE CENTER LINE OF THE GOODLETTSVILLE PIKE SOUTH 60½° WEST 10.8 POLES, SOUTH 22° WEST 50 POLES AND SOUTH 31° WEST 20.9 POLES TO THE POINT OF BEGINNING, AND CONTAINING 62.2 ACRES.

BEING THE SAME PROPERTY CONVEYED TO, AND VESTED IN P. C. BAXTER AND WIFE SADIE BAXTER BY DEED FROM T. J. BAXTER AND WIFE, SARAH ELIZABETH BAXTER, AS OF RECORD IN BOOK 1285 PAGE 131, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID SADIE BAXTER HAVING SINCE DIED, AND HAVING BEEN PREDECEASED BY THE SAID P. C. BAXTER; AND THE SAID SADIE BAXTER HAVING DIED TESTATE, AND HAVING, BY WILL OF RECORD IN WILL BOOK 201, PAGE 606, PROBATE CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DEVISED THE SAID PROPERTY, IN FEE, AS FOLLOWS: ONE THIRD (1/3) TO IRIS WANDA BAXTER ING; ONE THIRD (1/3) TO JAMES C. MIDGETT, JR., AND MARILYN MARIE MIDGETT, AS REPRESENTATIVES OF HELEN MARIE BAXTER MIDGETT, WHO HAD PREDECEASED THE SAID SADIE BAXTER; AND ONE THIRD (1/3) TO CURRY HARTWELL BAXTER, PER STIRPES, THE SAID CURRY HARTWELL BAXTER HAVING PREDECEASED THE SAID SADIE BAXTER, AND HAVING LEFT ISSUE LIVING AT THE TIME OF THE DEATH OF THE SAID SADIE BAXTER, SAID ISSUE BEING SHIRLEY BAXTER NEWMAN AND CLINTON WAYNE BAXTER.

INCLUDED WITHIN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEING PART OF LOT NO. 4 IN SUBDIVISION OF WEAVER HARRIS LANDS IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, OF RECORD IN PLAN BOOK 2, PAGE 183 OF THE CHANCERY COURT AT NASHVILLE, SAID PART OF LOT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT NO. 4 FOLLOWING THE LINE OF LOT NO. 4 AND THE GOODLETTSVILLE PIKE, SOUTH 60½° W. 178.2 FEET TO A POINT, THENCE S. 22° W. 340 FEET TO A POINT; THENCE S. 65° E. 281 FEET 5 INCHES TO A POINT; THENCE N. 3° E. 523 FEET TO THE POINT OF BEGINNING. SAME BEING THE NORTH 2 ACRES, MORE OR LESS, OF LOT NO. 4, AS DESCRIBED IN PLAN BOOK 2, PAGE 183 OF THE CHANCERY COURT AT NASHVILLE.

BEING THE SAME LAND CONVEYED TO WILLIAM LORD AND WIFE, MILDRED LORD BY DEED FROM P. C. BAXTER AND WIFE, SADIE BAXTER, AS OF RECORD IN BOOK 1718 PAGE 630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO INCLUDED WITHIN THE ABOVE DESCRIPTION, BUT EXCLUDED FROM THIS CONVEYANCE IS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE RICHARD RAYMOND WARREN'S NORTH BOUNDARY AT NELLIE MAY COOPER'S SOUTHEAST CORNER; THENCE WITH COOPER'S EAST BOUNDARY LINE NORTH 7 DEGREES EAST 526 FEET MORE OR LESS; THENCE SOUTH 76 DEGREES 58 MINUTES 58 SECONDS EAST 586 FEET MORE OR LESS TO A POINT IN D. A. HARRIS WEST BOUNDARY LINE SAID POINT BEING 290 FEET NORTHEAST OF CENTER LINE STATION 221+68 OF PROPOSED NORTH BOUND LANE OF I-24; THENCE WITH SAID BOUNDARY LINE SOUTH 7 DEGREES WEST 462 FEET MORE OR LESS TO WARREN'S NORTHEAST CORNER; THENCE WITH WARREN'S NORTH BOUNDARY LINE NORTH 83 DEGREES 45 MINUTES WEST 582 FEET MORE OR LESS TO THE POINT OF BEGINNING AND CONTAINING 6.24 ACRES AND BEING PART OF THE SAME PROPERTY VESTED IN P. C. BAXTER AND WIFE SADIE BAXTER BY DEED FROM T. J. BAXTER AND WIFE AS OF RECORD IN BOOK 1285 PAGE 131, REGISTER'S OFFICE DAVIDSON COUNTY.

BEING THE SAME LAND CONVEYED TO THE STATE OF TENNESSEE BY DEED FROM P. C. BAXTER AND WIFE, SADIE BAXTER, AS OF RECORD IN BOOK 4506 PAGE 879, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PLACE OF USUAL RESIDENCE OF THE GRANTOR(S) HEREIN.

TRACT 2

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 10TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIN, BEING THE NORTHWEST CORNER OF THE RUFF TRACT; THENCE SOUTH 3° WEST 1,338 FEET TO AN IRON PIN; THENCE NORTH 86° 30' EAST 511.5 FEET TO A STAKE, THENCE NORTH 3° EAST 1,289 FEET TO AN IRON PIN; THENCE NORTH 86° 30' WEST 495.65 FEET TO AN IRON PIN, BEING THE POINT OF BEGINNING, CONTAINING 15 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO, AND VESTED IN P. C. BAXTER AND WIFE, SADIE BAXTER BY DEED FROM MOZELLE SMILEY, A WIDOW, OF RECORD IN BOOK 1320, PAGE 366, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THE SAID SADIE BAXTER HAVING SINCE DIED, AND HAVING BEEN PREDECEASED BY THE SAID P. C. BAXTER; AND THE SAID SADIE BAXTER HAVING DIED TESTATE, AND HAVING, BY WILL OF RECORD IN WILL BOOK 201, PAGE 606, PROBATE CLERK'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DEVISED THE SAID PROPERTY, IN FEE, AS FOLLOWS: ONE THIRD (1/3) TO IRIS WANDA BAXTER ING; ONE THIRD (1/3) TO JAMES C. MIDGETT, JR., AND MARILYN MARIE MIDGETT, AS REPRESENTATIVES OF HELEN MARIE BAXTER MIDGETT, WHO HAD PREDECEASED THE SAID SADIE BAXTER; AND ONE THIRD (1/3) TO CURRY HARTWELL BAXTER, PER STIRPES, THE SAID CURRY HARTWELL BAXTER HAVING PREDECEASED THE SAID SADIE BAXTER, AND HAVING LEFT ISSUE LIVING AT THE TIME OF THE DEATH OF THE SAID SADIE BAXTER, SAID ISSUE BEING SHIRLEY BAXTER NEWMAN AND CLINTON WAYNE BAXTER.

THE ABOVE DESCRIBED PROPERTY IS NOT THE PLACE OF USUAL RESIDENCE OF THE GRANTOR(S) HEREIN.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10984 PG 264

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 44366.66
CON TX 164.16
PRFEE 1.00
WDEED 8.00
TOTAL 173.16
CHECK 173.16

06/19/98 01 12:27 0001 3183

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0452778
IDENTIF. # REFERENCE

98 JUN 19 PM 12:27

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1309017