31-B

THIS INSTRUMENT PREPARED BY:
Booker & Associates, P.C.
First American Center
315 Deaderick Street, Suite 1280
Nashville, TN 37238-1280

SPECIAL WARRANTY DEED

BOOK 11440 PG. 186

ADDRESS OF NEW OWNER(S):	SEND TAX BILL TO:	MAP & PARCEL No.
Grafton Baxter	**SAME**	**Map 48**
4793 Clarksville Highway		**Parcel 85**
Whites Creek, Tennessee		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00.

Dwayne Baxter
Affiant

Subscribed to and sworn before me this 15th day of April, 1999.

Cherie Ann Booker
Notary Public

My Commission Expires: July 27, 2002

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, **Grafton Baxter and wife Mary Jean Baxter, Co-Executors of the Estate of Neola B. Shaw**, hereinafter called "GRANTORS", have this day bargained and sold, and by these presents do hereby transfer and convey unto **Dewayne Baxter, Nancy Jo Smithson Burgett, and Grafton Baxter and wife, Mary Jean Baxter,** hereinafter called "GRANTEES", their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Tract 1:

Land in Davidson County, Tennessee, being described as follows:

Beginning at a point on the south margin of Highway No. 112 where the line of a tract of about 25 acres bought by Geo B. Graves crosses the same and running from said beginning point south 13 deg. East 125 feet to a stone by a fence post; thence with the fence south 74 1/4 deg. west 882 feet to a big planted stone; thence south 12 1/4 deg. east 624 feet to a stone at a fence corner, thence north 82 1/2 deg. east 1342 feet following an old fence to a stone; thence with the fence north 12 1/2 deg. west 365 feet to a stake on the south margin of Highway No. 112; thence with the right of way line of the highway and 35 feet from the center line, approximately, north 55 deg. west 717 feet, more or less to the point of beginning and containing 20 acres, more or less.

G.B. Mrs
INITIAL

Being the same property conveyed to Prince B. Boehms and wife, Neola Boehms by deed from John H. Bardill and wife, Katie Belle Bardill of record in Book 1191, page 102, Register's Office for said County. The said Prince B. Boehms having since died. Neola Boehms and Neola B. Shaw are one and the same person.

Tract 2:

Land in the 14th, formerly the 14th, Civil District of said County, described according to a survey made by C.J. Carney, Surveyor, July 20, 1953, as follows:

Beginning at a point in the southerly margin of Highway No. 112 at a northeast corner of the property conveyed to Prince B. Boehms and wife, by deed from John H. Bardill and wife, of record in Book 1191, page 102, Register's Office for said County; thence with Boehms line, south 13 deg. east 179 feet; thence continuing with said Boehms line south 74 deg. 151 west 283 feet; thence north 10 deg. 301 east 374 feet to the southerly margin of said highway, which point is 34 feet northwesterly from the northwesterly end of a bridge across Dry Fork Creek; thence with the southerly margin of said highway, south 55 deg. east 203 feet to the beginning containing 1.4 acres, more or less.

Being the same property conveyed to Prince B. Boehms and wife, Neola Boehms by deed from Tom Webb and wife, Gene Webb of record in Book 2155, page 47, said Register's Office. The said Prince B. Boehms having since died. Neola Boehms and Neola B. Shaw are one and the same person.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belong, to the Grantees, their successors, heirs and assigns forever. This Special Warranty Deed is given to confirm the passage of title to said property from the Estate of Neola B. Shaw to Dewayne Baxter, Nancy Jo Smithson Burgett, and Grafton Baxter and wife, Mary Jean Baxter pursuant to Item VI of the Last Will and Testament of Neola B. Shaw, said will having been admitted to probate in the Probate Court for Davidson County, Tennessee, Case No. 98P-1767, and Grafton Baxter and wife, Mary Jean Baxter, having been named Co-Executors of the Estate of Neola B. Shaw, are therefore duly authorized to execute this Special Warranty Deed.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming title through the Estate of Neola B. Shaw.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all gender.

G.B. MGB
INITIAL

Witness my hand this 15th day of April, 1999.

BY: Grafton Baxter
Grafton Baxter

BY: Mary Jean Baxter
Mary Jean Baxter

CO-EXECUTORS OF THE ESTATE OF NEOLA B. SHAW

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Grafton Baxter and Mary Jean Baxter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged themselves to be Co-Executors of Neola B. Shaw Estate, and that as such Co-Executors, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing their names as Co-Executors.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 15th day of April, 1999.

Notary Public

My Commission Expires: July 27, 2002

5025 04/20 0101 03CHECK 14.00

99 APR 20 PM 3:55

ALL GRANTOR'S REGISTER
DAVIDSON COUNTY, TEN.

INDEXING REFERENCE

05765562

G. B. M. J. B.
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