BOOK 11458 PG. 79

PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **29th** day of **April, 1999** between WALTER H. CARTER, TRUSTEE, 816 ARGLE AVENUE TRUST, GRANTOR, and DANA R. BAGGETT, GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, WALTER H. CARTER, TRUSTEE, 816 ARGLE AVENUE TRUST, hereinafter referred to as GRANTOR, does hereby bargain, sell, transfer and convey unto DANA R. BAGGETT, hereinafter referred to as GRANTEE, his/her successors, heirs and assigns, certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTOR in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 816 ARGLE AVENUE, MADISON, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, his/her successors, heirs and assigns forever. The GRANTOR covenants and agrees with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTOR further covenants and binds HIMSELF, its successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of GRANTOR on the day and year first above written.

BY: _____
WALTER H. CARTER Signature of Seller

99 MAY -3 AM 11:18

0581547

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

This Instrument Prepared From
Information Furnished By The Parties

BOOK 11458 PG. 80

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, WALTER H. CARTER, TRUSTEE, 816 ARGLE AVENUE TRUST, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **29th** day of April, 1999.

Notary Public

My Commission Expires: 5/28/2000

Name and Address of Property Owner:

DANA R. BAGGETT
816 Argle Ave
Madison, Tn 37115

Property Address:

816 ARGLE AVENUE
MADISON, TN

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 51-04, PARCEL 159

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,200.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **29th** day of **April, 1999.**

Notary Public

My Commission Expires: 5/28/2000

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Land in Davidson County, Tennessee, being Lot No. 3 of Block "C" on the Revised Plan of Power and Roth's Madison Park Subdivision, as of record in Book 843, page 7, Register's Office for said County.

Said Lot No. 3 fronts 50 feet on the westerly side of Argle Avenue, and runs back 180.4 feet on the northerly line and 194.4 feet on the southerly line to a dead line, and measures 52.6 feet thereon.

BEING the same property conveyed to WALTER H. CARTER, TRUSTEE, 816 ARGLE AVENUE TRUST, by Warranty Deed from BOBBY SELLERS ET UX ET AL, of record in Deed Book 10613, page 202, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 51-04, PARCEL 159, 1998 REAL PROPERTY TAXES ARE PAID).

2. All matters as set forth on the Plan of record in Plat Book 843, page 7, said Register's Office, including any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

3. Deed of Trust from WALTER H. CARTER, TRUSTEE, 816 ARGLE AVENUE TRUST, to THOMAS E. STEWART, Trustee, of record in Book 10613, page 207, said Register's Office, to secure to BOBBY SELLERS ET UX ET AL, the payment of one note dated 04/29/99, in the original principal amount of 66504.00, due and payable as set forth therein.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 11458 PG. 82

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CONV TX	241.24
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	256.24
CHECK	256.24

05/03/99 (1) 11:21 0001 0328

99 MAY -3 AM 11:18

058154 7

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1455023