BOOK 11591 PG. 67

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 **20th** day of **July, 1999** between C. WAYNE BAXTER and GAIL THOMAS BAXTER, HUSBAND AND WIFE, hereinafter called GRANTORs, and Thomas N. Black, TRUSTEE OF THE ROSS CHILDREN'S TRUST FUND, hereinafter called 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, C. WAYNE BAXTER and GAIL THOMAS BAXTER, HUSBAND AND WIFE, hereinafter referred to as GRANTORs, do hereby bargain, sell, transfer and convey unto Thomas N. Black, TRUSTEE OF THE ROSS CHILDREN'S TRUST FUND, hereinafter referred to as GRANTEE, its 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 GRANTORs 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 1209 LONDON BRIDGE ROAD, MADISON, TN 37115.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, its successors, heirs and assigns forever. The GRANTORs covenant and agree with the said GRANTEE that GRANTORs are lawfully seized and possessed of the said real estate and that GRANTORs have a good and lawful right to sell the same. The GRANTORs further covenant that the same is unencumbered except as otherwise set forth in Exhibit "B".

GRANTORs further covenant and bind THEMSELVES, their successors, heirs and assigns, to warrant and forever defend the title to said GRANTEE, its successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hands and seals of GRANTORs on the day and year first above written.

BY: C. Wayne Baxter
C. WAYNE BAXTER
Signature of Seller

Gail Thomas Baxter
GAIL THOMAS BAXTER

99 JUL 27 PM 3:45
JILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

06166735

IDENTIF. & REFERENCE

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INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, C. WAYNE BAXTER and GAIL THOMAS BAXTER, HUSBAND AND WIFE, 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 **20th** day of July, 1999.

Notary Public

My Commission Expires: 5/28/2002

Name and Address of Property Owner:

THE ROSS CHILDREN'S TRUST FUND

6259 KENWOOD DRIVE
GOODLETTSVILLE, TN 37072

Property Address:

1209 LONDON BRIDGE ROAD
MADISON, TN 37115

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 043-16-0, PARCEL 083.00

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 ~~$18,000.00~~ $10,000.00 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.

CWB
GTB

Affiant

Sworn to and subscribed before me, a Notary Public, this **20th** day of **July, 1999.**

Notary Public

My Commission Expires: 5/28/2002

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. 32 in the Kingsway Green Subdivision in a plat of which is of record in Book 3842, page 227, Register's Office of Davidson County, Tennessee.

BEING the same property conveyed to C. WAYNE BAXTER and GAIL THOMAS BAXTER, HUSBAND AND WIFE, by QUITCLAIM Deed from CURRY H. BAXTER, UNMARRIED, of record in Deed Book 7537, page 547, Register's office for DAVIDSON, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 1999 and subsequent years not yet due and payable (MAP 043-16-0, PARCEL 083.00, 1997 REAL PROPERTY TAXES ARE PAID IN FULL).

2. All matters as set forth on the Plan of record in Plat Book 3842, page 227, said Register's Office, which plan includes a 30-foot minimum building setback line from LONDON BRIDGE Road and a 25-foot public utility and drainage easement along the northern lot line.

3. Restrictive Covenants recorded in Deed Book 4270, Page 461, as amended in Book 4280, page 68, Register's Office for DAVIDSON County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

0616735

IDENTIF. & REFERENCE

99 JUL 27 PM 3:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1496164