WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 112,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 5-02-01
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

William D. Castleman, Attorney, 110 Glancy Square, Suite 112, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dewey A. Baxter (NAME)	Same (NAME)	MAP 29
5861 Old Clarksville Highway (ADDRESS)	(ADDRESS)	PARCEL 68
Joelton, TN 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Suzanne Gann Phillips and husband, Thomas N. Phillips

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dewey A. Baxter and wife, Dorothy J. Baxter

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lying and being in the 14th, formerly 24th, Civil District of Davidson County, Tennessee, being parts of Tracts 2 and 3 of the Charles P. Zimmerle (deceased) Lands of record in Plat Book 3, page 23, Chancery Court and described according to a copy of survey thereof made June 18, 1962, by Wm. Collier Parrish, Associates-Civil Engineers, as follows:

BEGINNING at an iron stake in the south margin of Old Clarksville Road at the northwest corner of the tract conveyed to Floyd Williams and wife by deed of record in Book 3035, page 31, Register's Office for Davidson County, Tennessee; thence along Williams' west line, South 28 degrees 10' West 358.7 feet to an iron spike in a fence in the north line of the H. Walker Land; thence with Walker's north line, along said fence, North 59 degrees 30' West 122.6 feet to an iron pin; thence North 28 degrees 04' East 351.5 feet to an iron stake in the south margin of Old Clarksville Road; thence with the margin of the same, South 63 degrees East 122.6 feet to the point of beginning, containing 1 acre more or less.

Being the same property conveyed to James Lane Gann, Jr. for Life with Remainder to Suzanne Gann by deed from James M. Caillouette and wife, Dorothy H. Caillouette, of record in Book 3402, Page 195, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Suzanne Phillips by quitclaim deed from James Lane Gann, Jr. of record in Book 10222, page 41, Register's Office for Davidson County, Tennessee.

Suzanne Gann, Suzanne Gann Phillips and Suzanne Phillips is one and the same person.

CONTINUED

unimproved ( )
This is improved (X) property, known as 5861 Old Clarksville Highway, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness my hand this 27th day of March, 2000

Suzanne Gann Phillips

Thomas N. Phillips

Instr:200004030032641 Page: 1 OF 3
REC'D FOR REC 04/03/2000 8:42:42AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $417.73

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 Suzanne Gann Phillips and husband, Thomas N. Phillips

the 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 and official seal at Goodlettsville, Tennessee, this 07 day of May, 2001.

Commission expires 5-2-01

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____

Notary Public

LEGAL DESCRIPTION CONTINUATION

Thomas N. Phillips joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.