STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $284,900.00.

x _____
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public, this 9th day of October, 2000.

_____
Notary Public

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 10/10/00 09:55 2pgs
Fees:11.00 Taxes:1054.13
20001010-0100423

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brently Baxter and Julie Baxter
3512 Lealand Lane
Nashville, Tennessee 37204

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 118-09-0-211.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Donald Paul Cyr, Jr. and wife, Janet H. Cyr** hereinafter referred to as Grantors, hereby transfers and conveys to **Brently Baxter and wife, Julie Baxter** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson county, TN, being part of Lot No. 23 on the Map of the O.F. Noel Property east of the Granny White Road, called Noelton, not of record and described according to a copy of a survey thereof made in March 1937 by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the easterly line of the right-of-way of the Glendale Car Line opposite the easterly margin of 10th Avenue South 200 feet south the of southeast corner of Woodmont Boulevard, the southwest corner of a part of said lot conveyed to H.C. Barry and wife by deed from O.F. Noel, et al, Trustees of record in Book 1001, page 55, Register's Office for said County; 100 feet to an iron pin, the northeast intersection of said right-of-way and a proposed street; thence with the north intersection of said right-of-way and a proposed street; thence with the north margin of said proposed street south 84 degrees east 221 feet 2 inches to an iron pin; thence north 9 degrees east 100 feet to Barry's southeast corner; thence with Barry's south line north 84 degrees west 217 feet 8 inches to the point of beginning.

Being the same property conveyed to Donald Paul Cyr, Jr. and wife, Jan H. Cyr by Warranty Deed from Helen Wikle Suddoth, unmarried of record in Book 9506, page 290 in the Register's Office for Davidson County, Tennessee.

This description is the same used in the previous deed of record.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 1027, Page 97, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2000 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 3512 Lealand Lane, Nashville, Tennessee 37204.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 9th day of October, 2000.

Donald Paul Cyr, Jr.

Janet H. Cyr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald Paul Cyr, Jr. and wife, and Janet H. Cyr, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of October, 2000.

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

10/22/01
My Commission Expires

02404-BW