Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $128,300.00

Kimberly A Yancey
Affiant

Subscribed and sworn to before me, this 30th day of November, 2000.

Carol R Rivers
Notary Public
My commission expires: 1/27/2001

Address of New Owner:	Send Tax Bills to:	Tax Information
Kimberly A. Yancey	CTX Mortgage Company	136-13 110.00
3013 Goodwin Drive	P. O. Box 199000	
Nashville TN 37217	Dallas, TX 75219	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Richard Philip Baxter, and wife Jane G. Baxter, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kimberly A. Yancey and Sandra L. Luther, as tenants in common with the right of survivorship, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Edge-O-Lake Estates, Section 20A, of record in Plat Book 5200, Page 183, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard Philip Baxter by deed from J. L. Thompson, III, Trustee, of record in Book 9451, Page 902, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3013 Goodwin Drive, Nashville, TN 37217

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 our hands this 30th day of November, 2000.

Richard Philip Baxter

Richard Philip Baxter

Jane G. Baxter

Jane G. Baxter

Davidson County DEEDWARR
Recvd: 12/05/00 12:45 2pgs
Fees:11.00 Taxes:474.71

20001205-0119450

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Richard Philip Baxter and wife, Jane G. Baxter, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 30th day of November, 2000.

Carol L Reuer
Notary Public

NOTARY PUBLIC AT LARGE

My Commission expires 1/27/2001