Davidson County DEEDWARR
Recvd: 12/22/00 10:43 1pgs
Fees:11.00 Taxes:373.70

20001222-0125651

WARRANTY DEED

BAXTER-H00343

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF December, 2000.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN

THIS INSTRUMENT WAS PREPARED BY:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
113 Hazel Path, Suite 2
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Austin & AGB C. Baxter and Opal Baxter (NAME)	First Franklin Corp., (NAME)	43-01-256
812 Red Fern Court (ADDRESS)	3 Ada Street (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Irvine, CA 92618 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, BILL DORRIS AND R. B. HUFFINE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto AUSTIN G. BAXTER AND OPAL BAXTER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Number 29 on the Plan of Shannon Place Subdivision, Section 1, of record in Book 11190, page 55, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Bill Dorris and R.B. Huffine by Deed from Charles E. Rhoten and wife, Carole Rhoten, filed for record on 11-12-99 in Book 11740, Page 645, said Register's Office.

This is improved (X) property, known as 812 Red Fern Court, Madison, Tennessee 37115
unimproved ( )
(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/our hand(s) this 14th day of December, 2000.

Bill Dorris

R.B. Huffine

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, , a Notary Public in and for said County and State, the within named Bill Dorris and R. B. Huffine, the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Madison, Tennessee, this 14th day of December, 2000.

My Commission Expires: 10/4/2002

Notary Public

GEORGE R. WOODS, SR. NOTARY PUBLIC AT LARGE EXPIRES: OCT. 9, 2002 SUMNER COUNTY, TENN