WARRANTY DEED

C. E. PICKERING, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,900.00

Kimberly A. Bailey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th Day of April, 2001.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, Three Maryland Farms, Suite 150 Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary S. Baxter and Virginia L. Baxter	First Horizon Home Loan Corporation	171-3A
(NAME) 1316 Fort Sumter Place	(NAME) 10741 King William Drive	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Dallas, Texas 75220	171
(CITY) (STATE) (ZIP)	(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 considerations, the receipt of which is hereby acknowledged, we, **Ricky G. Mackie and wife, Leanne K. Mackie**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Gary S. Baxter and wife, Virginia L. Baxter** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in ~~WILLIAMSON~~ DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 63 on the Plan of Section 6B, Fredericksburg, of record in Book 7900, Page 509, amended in Book 9700, Page 151, Register's Office for said County, to shich plan reference is hereby made for a more complete description.

Being the same property conveyed to Ricky G. Mackie and wife, Leanne K. Mackie by Warranty Deed of record in Book 10557, page 696, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 04/24/01 13:52 2pgs
Fees:11.00 Taxes:924.63

20010424-0040529

Subject to Restrictions of record in Book 8920, Page 65; Book 9500, Page 393; Book 9860, Page 840; Book 7798, Page 843; all of the Register's Office of Davidson County, Tennessee. Bylaws of record in Book 8920, Page 45 of said Register's Office. Easement for sanitary sewers and/or storm drainage granted to Metropolitan Govenment of Nashville and Davidson County, Tennessee, of record in Book 7993, Page 269 of said Register's Office. Corporation Charter of Fredericksburg Homeowners Association, Inc. of record in Book 8920, Page 40 of said Register's Office. Easement granted to the State of Tennessee of record in Book 7851, Page 712, said Register's Office. Amenities area of Fredericksburg conveyed to Radnor Development Corporation of record in Book 9443, Page 588 and shown in Book 7900, Page 807. Deeds of Conveyance of record in Book 9698, Page 81 and Book 9698, Page 124 of said Register's Office. All matters shown on the Plan of Record in Book 7900, Page 509, amended in Book 9700, Page 151, said Register's Office, including an owner's certificate; all easements, or claims of easements, not shown by the public records. The mortgage loan inspection of John Kohl & Company, P.C., dated May 19, 1997, shows the concrete drive crossing the 15' public utility easement along Fort Sumter Place.

This is unimproved ( )
improved(xx) property, known as 1316 Fort Sumter Place Brentwood TN 37027
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 19th Day of April, 2001.

Ricky G. Mackie

Leanne K. Mackie

STATE OF TENNESSEE)
) ss:
COUNTY OF WILLIAMSON)

Before me, the undersigned Notary Public, personally appeared Ricky G. Mackie and Leanne K. Mackie, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 19th Day of April, 2001.

C E Pickering Jr

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

C. E. PICKERING, JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 31, 2004