Davidson County DEEDWARR
Recvd: 02/27/02 10:20 2pgs
Fees:13.00 Taxes:146.15

20020227-0024803

WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $39,500.00.

Jennifer F. Webb
Affiant

Sworn to and subscribed before me on this the 15TH day of February, 2002.

Curtis M. Lincoln
NOTARY PUBLIC
My Commission Expires: 6-7-05

MORTGAGEE:

Old Hickory Credit Union
1000 Industrial Drive
Old Hickory, TN 37138

Address New Owner: Send Tax Bills to: Map-Parcel

Mr./Ms. Jeffery W. Webb Same as Owner 016-00-0 079.00

1974 Union Hill Rd. Goodlettsville, Tn. 37072

Goodlettsville, TN 37072

P/O

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **WESLEY M. BAXTER and wife, BETTY S. BAXTER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **JEFFERY W. WEBB and wife, JENNIFER F. WEBB**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, TN, being described as follows:

BEGINNING at an iron pipe found, the most Northeast corner of Jennifer K. Webb (DB 8790, Page 201) in the line of Tennessee District Council Assemblies of God, Inc. (DB 5410, Page 395), and being the most Northwest corner of this tract; thence South 81 deg. 19 min. 03 sec. East, a distance of 155.00 feet to an iron pipe found in the line of said Tennessee District Council Assemblies of God, Inc. and the Northwest corner of Jeremy Ryan Newton (DB 10767, Page 857); thence South 7 deg. 14 min 05 sec. West, a distance of 1597.20 feet to an iron pin set in the line of said Newton; thence with a new dividing line North 81 deg. 49 min. 48 sec. West, a distance of 181.10 feet to an iron pin set in the line of Webb; thence North 8 deg. 10 min. 16 sec. East, a distance of 1598.38 feet to the point of beginning, containing 6.16 acres, more or less, according to a survey by Ray G. Cole, RLS No. 924, dated December 5, 2001.

BEING a portion of the same property conveyed to WESLEY M. BAXTER and wife, BETTY S. BAXTER by Deed dated May 6, 1992 from RICHARD A. FITZGERALD, SR. and wife, SARAH V. FITZGERALD and recorded in Book 8647, Page 325, Registers' Office for Davidson County, TN.

This is unimproved property known as Lot 2, Wesley M. Baxter property, Union Hill Road, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, 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 the 15th day of February, 2002, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Wesley M. Baxter
WESLEY M. BAXTER

Betty S. Baxter
BETTY S. BAXTER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, WESLEY M. BAXTER and wife, BETTY S. BAXTER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Old Hickory, Tennessee, this the 15th day of February, 2002.

Curtis M. Lineweaver
NOTARY PUBLIC

My Commission Expires: 6-7-05