STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 124,000.00.

Mary R Baxter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of July, 2002.

Notary Public

MY COMMISSION EXPIRES: 01/26/05

(AFFIX SEAL)

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard H. Baxter and wife, Mary R. Baxter	Union Planters Bank, N.A.	Map: 148-01-0-126.00
(NAME) 230 Wallace Rd	(NAME) 2019 Richard Jones Rd., Ste 300	Parcel:
(ADDRESS) Nashville TN 37211	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, LISA C. CHIONSINI, AN UNMARRIED WOMAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto RICHARD H. BAXTER AND WIFE, MARY R. BAXTER, hereinafter called the 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, Tennessee, being all of Lot No. 253, Hillbrook, Section 4, as shown by plat appearing of record in Plat Book 3842, page 7, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Lisa C. Chionsini, unmarried by Quitclaim Deed of record in Instrument No. 20010228-0018496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants, Easements and Additional Exceptions:

Restrictive Covenants of record in Book 3974, page 783; Amendment of record in Book 3974, page 787; and, any and all matters as shown on the plan of record in Book 3842, page 7, all of the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as 230 Wallace Rd, Nashville, TN 37211
(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 Grantors covenant with the said GRANTEES that they 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 Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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.

Davidson County DEEDWARR
Recvd: 07/26/02 11:16 2pgs
Fees:13.00 Taxes:458.80
20020726-0089873

Witness our hands this 19th day of July, 2002.

Lisa C. Chionsini

Lisa C. Chionsini

STATE OF Tennessee

COUNTY OF Williamson

Before me, the undersigned Notary Public, personally appeared Lisa C. Chionsini, an unmarried woman who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 19th day of July, 2002.

Notary Public

My Commission Expires: 1/26/05

(SEAL)

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027