State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Subscribed and sworn to before me, this 25th day of May, 2005.

JESSICA TALBOT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires MAY 24, 2008

Affiant

Notary Public

File No. N14068

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
First National Financial Title Svs., Inc.
25 Century Boulevard
Suite 203
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/26/05 11:03 2 pgs
Fees:13.00 Taxes:296.00
20050526-0059539

ADDRESS OF NEW OWNER:		SEND TAX BILLS TO:	
NAME: Kelvin L. Baxter		NAME: Kelvin L. Baxter	
STREET ADDRESS: 1063 Horseshoe Drive		STREET ADDRESS: 1063 Horseshoe Drive	
CITY: Nashville	STATE: Tennessee	CITY: Nashville	STATE: Tennessee
ZIP CODE: 37216		ZIP CODE: 37216	
MAP & PARCEL NO.: 061-14-0-060.00			

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Paula C. Spicer N/K/A Paula C. Frank and husband, Jeffrey Steven Frank

Hereinafter called Grantor has, bargained and sold, and by these presents do hereby transfer and convey unto Kelvin L. Baxter, unmarried

Hereinafter called Grantee, his/her heirs and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto, located in Davidson County, State of Tennessee, more particularly described as follows:

Being Lot No. 41 on the Plan of Locust Grove Estates, as shown by plat of record in Book 1424, Page 11, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Paula C. Spicer, unmarried by Warranty Deed from David Roy Thomason and wife, Mindy R. Thomason, dated 09/25/97, recorded 10/21/99, in Book 11711, Page 916 (rerecording of Book 10624, Page 171 recorded 09/29/97), Davidson County, Tennessee.

This is improved property known as 1063 Horseshoe Drive, Nashville, TN 37216

To have and to hold the said tract or parcel of land, with all the appurtenance, estate, title and interest thereto belonging to the said Grantee, his/her heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,

Unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said grantee, his/her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 25th day of May, 2005.

Paula C. Spicer N/K/A Paula C. Frank

Jeffrey Steven Frank

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

State of Tennessee
County of Davidson } ss

On this the 25th day of May, 2005, before me, the undersigned Notary Public, personally appeared **Paula C. Spicer N/K/A Paula C. Frank and husband, Jeffrey Steven Frank**, known to me (or satisfactorily proven) to be the person whose nameis subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 21, 2009

WARRANTY DEED