[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Bob Bass and wife, Adele Bass	New Owner	Map 029-00-0
204 Lewisburg Avenue		Parcel 031.00
Franklin, TN 37064		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

*AND THE HEIRS OF LONNIE BAXTER

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Robert Baxter,*** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Bob Bass and wife, Adele Bass,** (the "Grantees"), their successors and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of Land in Davidson County, State of Tennessee, as follows: The following described Tracts of Land in 14th District, The First Tract being Lot #3 in Everte's Plat beginning at a black oak; thence West 80 poles to small pointers; thence South 160 poles to two beech and dogwood pointers; thence East 80 poles to an ironwood on a branch; thence North 160 poles to the beginning containing 80 acres.

The second tract being part of Lot #15 of Everte's Plat beginning at a stake in a Road on George Munn's Northwest corner and runs thence with said Munn's north line east passing the northeast corner of Munn's 80 acre tract at 90 poles in and 143 poles to a stake with oak and locust pointers; thence North 36 poles to a stake with pointers; thence West 145 poles; then South 36 poles to the beginning, containing 32 7/40 acres, more or less.

There is to be excepted out of the 80 acres tract 10 1/2 acres conveyed by George Munn's to Phillip Zimmerle by deed of record in Book 156, page 549, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lonnie Baxter from Murray Edmundson and wife, Elenor N. Edmundson, as recorded in Book 636, page 65, Register's Office for Davidson County, Tennessee. And being further conveyed as evidenced by Declaration of Inherited Ownership of Real Property as recorded in Instrument Number 20001107-0110608 to Martha Jane Baxter Stack (now deceased), as to a one-seventh (1/7) interest; Mary Louise Baxter Pratt as to a one-seventh (1/7) interest; Julia Weil Baxter Cavanaugh as to a one-seventh (1/7) interest; the heirs of Juanita Baxter, deceased, being Rock Elgin, Tammie Elgin Shaddox and Dennis Elgin, as to a one-seventh (1/7) interest; and the heirs of Clyde Filmore Baxter, being Phillip Jay Baxter, Patricia Ann Baxter Strickland, Clyde Elbert Sisk, Rebecca Lynn Dickerson Alexander, William Lee Dickerson, John Barry Stack, Roberta Louise Stack Vorhees, William Steve Lannom, Robert David Lannom, Michael Wayne Baxter, William Rock Elgin and Tammie Darlene Elgin, as to a one-seventh (1/7) interest; Robert Baxter as to a one-seventh (1/7) interest and Dennis Elgin, as to a one-seventh (1/7) interest.

Martha Jane Baxter Stack left a Will which was probated in El Paso County, Colorado, case no. 01PR703 which left the property as part of her residuary estate to her daughter, Roberta L. Vorhees and son, John R. Stack.

This conveyance is subject to the following:

1. Taxes for the year 2006 and subsequent years.

Davidson County DEEDWARR
Recvd: 06/16/06 12:32 3 pgs
Fees:18.00 Taxes:1942.50
20060616-0072053

This is unimproved property commonly known as 3770 Bear Hollow Road, Joelton, Tennessee.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 525000 **.00.**

Affiant

Subscribed and sworn to before me this 15th **day of June, 2006.**

Notary Public

My Commission Expires:_____

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/09

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 15th day of June, 2006.

Robert Baxter

Dennis Elgin

Roberta Louise Stack Vorhees
by: Robert Baxter, Attorney in Fact

Mary Louise Baxter Pratt
by: Robert Baxter, Attorney in Fact

William Rock Elgin
by: Robert Baxter, Attorney in Fact

Patricia Ann Baxter Strickland
by: Robert Baxter, Attorney in Fact

Rebecca Lynn Dickerson Alexander
by: Robert Baxter, Attorney in Fact

John B. Stack
by: Robert Baxter, Attorney in Fact

William Steve Lannon
by: Robert Baxter, Attorney in Fact

William Lee Dickerson
by: Robert Baxter, Attorney in Fact

Clyde Elbert Sisk
by: Robert Baxter, Attorney in Fact

Phillip Jay Baxter
by: Robert Baxter, Attorney in Fact

Tammie Elgin Shaddox
by: Robert Baxter, Attorney in Fact

Julia B. Cavanaugh
by: Robert Baxter, Attorney in Fact

Joyce Ann Baxter Dickerson
by: Robert Baxter, Attorney in Fact

Michael W. Baxter
by: Robert Baxter, Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15TH day of June, 2006 before me personally appeared Robert Baxter and Dennis Elgin, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of June, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15TH day of June 2006, before me personally appeared Robert Baxter, to me known to be the person who executed the foregoing instrument on behalf of Roberta Louise Stack Vorhees, Mary Louise Baxter Pratt, William Rock Elgin, Patricia Ann Baxter Strickland, Rebecca Lynn Dickerson Alexander, John B. Stack, William Steve Lannon, William Lee Dickerson, Clyde Elbert Sisk, Phillip Jay Baxter, Tammie Elgin Shaddox, Julia B. Cavanaugh, Joyce Ann Baxter Dickerson and Michael W. Baxter, pursuant to Powers of Attorney, and who acknowledged that he executed the foregoing instrument as the free act and deed of the said Roberta Louise Stack Vorhees, Mary Louise Baxter Pratt, William Rock Elgin, Patricia Ann Baxter Strickland, Rebecca Lynn Dickerson Alexander, John B. Stack, William Steve Lannon, William Lee Dickerson, Clyde Elbert Sisk, Phillip Jay Baxter, Tammie Elgin Shaddox, Julia B. Cavanaugh, Joyce Ann Baxter Dickerson and Michael W. Baxter.

WITNESS my hand and official seal at Nashville, Tennessee, this 15TH day of June, 2006.

JOSEPH V. FERRELLI NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

Notary Public

My Commission Expires: _____