PREPARED BY:
KRISTIN C. PARKER
ATTORNEY AT LAW
COLUMBIA, TENN.

Davidson County DEEDWARR
Recvd: 08/07/06 10:35 3 pgs
Fees:18.00 Taxes:140.60
20060807-0096267

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Robert D. Vasquez, a single person, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and Dean Balding Baxter, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

See Attached Exhibit A

Being the same property conveyed to Robert D. Vasquez, unmarried, by deed dated February 1, 1996, of record in Book 9934, Page 576, Register's Office for Davidson County, Tennessee.

Map 172, Parcel 039.00

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with all rights, titles, easements and appurtenances hereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that he is lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; easement(s) of record in Book 5793, Page 199, Register's Office of Davidson County, Tennessee; and any applicable utility and drainage easements, building setback lines and other matters as shown on recorded plat.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the 1 day of August, 2006.

Robert D. Vasquez

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Robert D. Vasquez, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of August, 2006.

My commission expires: 5-20-08

LESLIE TAYLOR NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF MAURY

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $38,000.00.

Affiant

Subscribed and sworn to before me, this 1 day of August, 2006.

My commission expires: 5-20-08

Notary Public

LESLIE TAYLOR NOTARY PUBLIC AT LARGE MAURY COUNTY, TN

NEW PROPERTY OWNERS:

Dean Balding Baxter
660 Hull Ave.
Lewisburg, TN. 37091

PERSON(S) RESPONSIBLE FOR TAXES:

Same

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Exhibit A

Land in Davidson County, Tennessee, being one half acres, more or less, of good cultivable land, lying and bordering on the Watson Road, about 1 mile east of the Edmonson - Winston Turnpike. In the 8th Civil District of Davidson County, Tennessee, more particularly described as follows:

On the east by the Watson Road, on the north by the land of Violet Green, on the south by the Lands of Temple and Patterson & Hugh Watson, and on the west by land of Nancy Holt.

INCLUDED IN THE ABOVE DESCRIPTION, But EXCLUDED herefrom is the property conveyed to Hallie White by order of the Chancery Court of Davidson County, Tennessee, No. 04-1632 III described:
"Said real property is more particularly described, as shown in Collective Exhibit B attached to the Complaint for Partition originally filed in this matter, as follows:

Land lying in the Sixth Civil District (formerly Eighth Civil District) of Davidson County, Tennessee, and lying on the South side of Mt. Pisgah Road, and fronting 110 feet on the South side of Mt. Pigsah Road, and running back approximately 395.5 feet on each line to a dead line in the rear.

Being the same property conveyed to Robert D. Vasquez, unmarried, by deed dated February 1, 1996, of record in Book 9934, Page 576, Register's Office for Davidson County, Tennessee.

Map 172, Parcel 039.00