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WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/17/07 13:06 2 pgs
Fees:13.00 Taxes:666.00

20070517-0059148

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF May 2007

Notary Public

MY COMMISSION EXPIRES: 9/26/07 (SEAL)

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY:
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary S. Baxter (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 14
7185 Bidwell Road (ADDRESS)	1555 Walnut Hill Lane Suite 200 (ADDRESS)	PARCEL 46.12
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Irving, TX 75038 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, James L. Paradise, Jr. and wife, Tanya Paradise

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Gary S. Baxter and wife, Virginia L. 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 BEING in the 14th Civil District of Davidson County, Tennessee, described according to a survey made by D.E. Boner and E. Medlin, Surveyors, April 12, 1963, as follows:

BEGINNING at a point on the westerly margin of Bidwell Road, north 2 deg. 30' east 2050 feet from the northwest corner of said Road and Old Clarksville Pike; thence with the westerly margin of said Road, north 2 deg. 30' east 150 feet; thence north 87 deg. 30' west 791 feet; thence south 2 deg. 29' west 150 feet; thence south 87 deg. 30' east 790.96 feet to the beginning, containing 2.72 acres, more or less.

INCLUDED in the foregoing description, but expressly excluded therefrom, is the land taken by the State of Tennessee for a controlled access highway pursuant to a Judgment of record in Book 4539, page 790, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James L. Paradise, Jr. and wife, Tanya Paradise by Executor's Deed dated August 2, 2002, from James L. Paradise, Sr., Executor of the Estate of Anna M. Waller, of record by Instrument No. 20020805-0093729 in the Register's Office for Davidson County, Tennessee.

CONTINUED

unimproved ( )
This is improved (X) property, known as 7185 Bidwell Road, Joelton, TN 37080
(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 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 our hand s this 14th day of May, 2007

James L. Paradise, Jr.

Tanya Paradise
Tanya Paradise

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Paradise, Jr. and wife, Tanya Paradise

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville Tennessee, this 14th day of May 2007.

Commission expires 9/22/07

DANIEL WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION:

This conveyance is subject to taxes for the year 2007, and subsequent years, easements and restrictive covenants of record.