Return to:
Cumberland Title & Guaranty Co., LLC
1300 Broad Street, Suite 200
Chattanooga, TN 37402

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100068337 DEEDWARR
Recvd: 10/28/10 10:50 3 pgs
Fees: 18.00 Taxes: 436.60
20101028-0086236

STATE OF Tennessee
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2010.

Notary Public

My commission expires: 8/17/2011 (SEAL)

DONNA PARRISH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title & Guaranty Company, LLC
1300 Broad Street, Suite 200, Chattanooga, TN 37402

CT&G# 802003

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Covenant College Foundation, Inc.	SAME	15011005200
(NAME)	(NAME)	
14049 Scenic Highway		
(ADDRESS)	(ADDRESS)	
Lookout Mountain, GA 30750		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, Richard P. Baxter and wife, Jane G. Baxter, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Covenant College Foundation, Inc., a Tennessee Non-Profit Corporation hereinafter called the Grantees, it's successors and/or assigns, a certain tract or parcel of land described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Grantor and Grantee acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and Cumberland Title & Guaranty Company, LLC, a Tennessee limited liability company, shall have no liability for the status of title to the property or for the accuracy of such information.

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, it's successors and/or 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, it's successors and/or 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 hands this 2nd day of October, 2010.

Richard P. Baxter

Jane G. Baxter

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of October, 2010, before me personally appeared Richard P. Baxter to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

My Commission expires: 9/18/13

Notary Public

PATTI ROCHA
NOTARY PUBLIC
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
09/18/2013

STATE OF Texas
COUNTY OF Tarrant

On this the 25 day of October 2010, before me personally appeared Jane G. Baxter to me known to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN WITNESS WHEREOF I have hereunto set my hand and Notarial Seal.

My Commission expires: 7-25-2013

Notary Public

HELEN WARREN
Notary Public, State of Texas
My Commission Expires
July 25, 2013

EXHIBIT A

Being Lot No. 115 on the Plan of Towne Village of the Country, Section II, as of record in Book 5200, pages 176 and 177, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 115 fronts 55.37 feet on the northeasterly margin of Towne Ridge Drive and extends back 150.26 feet on the southeasterly line and 141.72 feet on the northwesterly line to a dead line in the rear, measuring 102.13 feet thereon.

REFERENCE is made for prior title to Deed recorded in Book 7337, Page 916, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 3316 Towne Ridge Drive, Antioch, Tennessee, 37013

Subject to Governmental zoning and subdivision ordinances in effect thereon.