BOOK 5425 PAGE 603

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $

$35,500.00 James L. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF April, 19 79

Notary Public

MY COMMISSION EXPIRES 10-12-81

THIS INSTRUMENT WAS PREPARED BY
LAWYER'S ESCROW SERVICE, 300 JAMES ROBERTSON PARKWAY, NASHVILLE, TN 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L. Baker (NAME)	Guaranty Mortgage Co. (NAME)	43-15
912 Mallow Dr. (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 786 (STREET ADDRESS)	244
Madison, TN 37005 (CITY) (STATE) (P. O. ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	11D 92120

FOR AND IN 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, Jack Driver and Sons, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James L. Baker and wife, Linda J. Baker

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:

Being Lot No. 90 on the Plan of Arrowhead Estates, Section II, a plan of which is of record in Book 5050, page 83, Register's Office for Davidson County, Tennessee.

Said Lot No. 90 fronts 99.68 feet on the southerly margin of Mallow Drive and extends back 124.98 feet on the easterly line and 131.07 feet on the westerly line to a dead line in the rear measuring 58.00 feet thereon.

Being part of the same property conveyed to Jack Driver and Sons, Inc. by deed from Driver Investments, a partnership, of record in Book 5115, page 816, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all easements and restrictions of record.

This is improved (X) unimproved ( ) property, known as 912 Mallow Drive, Madison, TN 37115
(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 my hand this 20th day of April, 1979

Kenneth L. Driver
KENNETH DRIVER, TREASURER

STATE OF TENNESSEE }

BOOK 5425 PAGE 604

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19___

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE }
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Driver and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Treasurer and _____ respectively of the Jack Driver and Sons, Inc. the within named bargainor, a corporation, and that (he) as such Treasurer and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Kenneth Driver as such Treasurer, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at Nashville, TN on this the 20th day of April, 19 79

My commission expires 10-18-81

Notary Public

WARRANTY DEED

FROM Jack Driver & Sons, Inc.

TO James L. Baker

F. 2 5. 7. 3. 1.

IDENTIF. REFERENCE

APR 24 3 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Return to:
LAWYER'S ESCROW SERVICE
300 JAMES ROBERTSON PARKWAY
NASHVILLE, TENNESSEE 37201

8130 04/24 96.80- CHECK

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5425 PAGE 605

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			35500.00- CO	
			92.30 CO TX	
			.50 PRFEE	
			4.00 WDEED	
			CHECK	96.80-
			B130A04/24/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 2 5 7. 3 1.

IDENTIF. REFERENCE

APR 24 3 54 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 679413