THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR.** and **CHRISTY WILKINS IVEY**, Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

file 3

ADDRESS NEW OWNER:
Gregory C. Karn
693 Longhunter Court
Nashville, TN. 37217

SEND TAX BILLS TO:
Singleton Mortgage
Corporation
6263 Poplar Avenue, Suite 100
Memphis, Tennessee 38119

MAP-PARCEL NUMBERS:
135-8-A-693
2D-72048

BOOK 6573 PG. 187

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Elmer E. Baker, Jr. and Susan K. Baker

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Gregory C. Karn and wife, Mary R. Karn

hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

A certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 693 on the plan of Nashboro Village Nineteen Condominiums, of record in Book 5200, page 80, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by reference.

BEING the same property conveyed to Elmer E. Baker, Jr. and wife, Susan K. Baker by deed from Joe C. Luttrell and wife, Wanda Webb, of record in Book 5808, page 330, said Register's Office. Elmer E. Baker, Jr. and Susan K. Baker have since been divorced by Final Decree, Doc. No. 84-D-3222, in Minute Book 30A, page 494, Probate Court Clerk's Office for Davidson County, Tennessee.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 5333, page 957, Book 4827, page 14, and Book 5469, page 840, said Register's Office.

This instrument is executed on behalf of Susak K. Baker by Gary B. Fisher as her Attorney in Fact pursuant to a Power of Attorney which is being recorded prior to this instrument.

This is (un)improved property, known as 693 Longhunter Court, Nashville, TN. 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 31st day of May, 1985.

Susan K. Baker
BY: Gary Fisher, Attorney in Fact

Elmer E. Baker, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of May, 1985, before me personally appeared Elmer E. Baker, Jr., to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

My Commission Expires: 10-24-88

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6573 PAGE 188

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 66,000.00.

_____ 5/31/85
Affiant

Subscribed and sworn to before me, this the 31st day of May, 1985.

_____
Notary Public

My Commission Expires: 10-24-88

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 Gary B. Fisher with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument on behalf of Susan K. Baker as her Attorney in Fact as the free act and deed of the within named Susan K. Baker.

Witness my hand and official seal at Nashville, Tennessee, this the 31st day of May, 1985.

_____
Notary Public

My Commission expires: 4/12/86

WARRANTY DEED

from:
Elmer E. Baker, Jr. and Susan K. Baker

to:
Gregory C. Karn and wife, Mary R. Karn

return to box 8 cg
PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN-23604

BOOK 6573 PAGE 189

STATE OF Tennessee

COUNTY OF Davidson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Gary G Fisher
Affiant Gary Fisher

Sworn to and subscribed before me this 31st day of May, 19 85.

Notary Public

My Commission Expires: 10-24-88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

J 10033

IDENTIF. REFERENCE

JUN 4 1 42 PM '85

FEE $ PAID
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6573 PAGE 190

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

66000.CO- CAMT.
171.60 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 181.10-
4409A06/04/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.I.O.03

IDENTIF. REFERENCE

JUN 4 1 42 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 140930