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

6 of 8

ADDRESS NEW OWNER:

Bakertown Ltd.
51 Lindsley Avenue
Nashville, TN 37210

SEND TAX BILLS TO:

Atlantic Coast Mortgage Co.
3819 S. George Mason Drive
Suite G
Baileys Crossroads, VA 22041

MAP-PARCEL NUMBERS:

Part of
148-23
5DU-14881

WARRANTY DEED

BOOK 6587 PAGE 895

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, Robin J. York and wife, Debra Lynn York, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Bakertown Ltd., a Tennessee Limited Partnership, hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davdison County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 16 on the plan of Section Two, Bakertown Gardens, of record in Book 6250, page 147, Register's Office for said County.

SAID Lot No. 16 fronts 45.73 feet on the easterly margin of the cul-de-sac at the terminous of Wharton Drive and extends back 124.10 feet on the northwesterly line and 98.09 feet on the southerly line to a broken line in the rear, measuring 191.95 feet thereon.

BEING part of the same property conveyed to Robin J. York and wife, Debra Lynn York, by deed from Preston Hooper, of record in Book 6367, page 924, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 6367, page 924, and Book 6403, page 363, which contain a Lien for Assessments, Register's Office for Davidson County, Tennessee, and to the matters set forth in the above referenced plan of record.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the grantee to assume the unpaid balance of a note secured by a first mortgage deed of trust to Atlantic Coast Mortgage Company, of record in Book 6583, page 556, Register's Office for Davidson County, Tennessee, and that the escrow account in connection with the aforesaid deed of trust is hereby transferred to the said grantee.

This is (~~xx~~)improved property, known as 3732 Wharton Drive, Nashville, Tennessee 37211 Lot No. 16, Bakertown Gardens, Davidson County, TN.

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 13th day of June, 19 85

Robin J. York

Debra Lynn York

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of June, 19 85 before me personally appeared Robin J. York and Debra Lynn York, 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 they executed the same as their free act and deed.

My Commission Expires: Nov 4 1987

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6587 PAGE 896

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___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 74,000.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of June, 1985.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:

ROBIN J. YORK ET UX

to:

BAKERTOWN LTD., a
Tennessee Limited Partnership

FILED & RECORDED
DAVIDSON COUNTY, TN
FELIX Z. WILSON JR. REGISTER

JUN 20 1 19 PM '85

IDENTIF. REFERENCE

1 1 4 6 5 6

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY

Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157
(TN-23577)

dp

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6587 PAGE 897

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

74000.00- CAMT.
192.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 198.90-
0257A06/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1. 4. 6. 5. 6.

IDENTIF. REFERENCE

JUN 20 1 14 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146641