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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 23,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF December 1985.

Notary Public

MY COMMISSION EXPIRES: 1-19-86

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark H. Westlake, 21st Fl., First American Center, Nashville, TN 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Steinhouse, Trustee (NAME)	Same (NAME)	Map 118-4
2232 Grandview Ave (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 204
Nash. Tenn 37211 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, I, Michael Lane Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO John Steinhouse, Trustee

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 part of Lot No. 74 on the map of a subdivision of G. P. Rose's property, as of record in Book 547, page 74, Register's Office for Davidson County, described as follows:

Beginning at a point in the easterly margin of Caldwell Avenue, extended, same being the northerly line of said Lot No. 74 and 20 feet easterly from the western line of said lot; thence easterly with said northerly line of said Lot No. 74, 150 feet; thence southerly, parallel with said Caldwell Avenue, extended, 50 feet, more or less, to the line between Lots Nos. 74 and 75 in said plan; thence westerly with said line, 150 feet to the eastern margin of said Caldwell Avenue, extended; thence northerly with same, 50 feet to the beginning.

Being the same property conveyed to Michael Lane Baker by Quitclaim Deed from Hilary Lane Baker, Jr. and wife Wanda M. Baker of record in Book 6681, page 242, Register's Office of Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 2232 (House Number) Grandview Avenue (Street) Nashville, TN (P. O. Address) 37211 (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 hand this 2nd day of December, 1985

Teresa Baker executes this deed for the purpose of conveying any and all marital rights she may have in the foregoing property.

Michael Lane Baker
MICHAEL LANE BAKER

Teresa Baker
TERESA BAKER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Patty J. Welch, a Notary Public in and for said County and State, the within named Michael Lane Baker and Teresa Baker

the bargainor, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 2nd day of December 1985

Commission expires 1-19-86

Patty J. Welch
Notary Public

STATE OF TENNESSEE
Davidson County

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 (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ 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 _____ 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 _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM
MICHAEL LANE BAKER

TO
JOHN STEINHOUSE, TRUSTEE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

IDENTIFICATION REFERENCE

5 7 4 7 9

DEC 2 4 13 PM '85
FELIX Z. BRESCIA, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 5723 PAGE 827

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			23200.00-	YT.
			60.32	TAX
			.50	REC
			6.00	FEE
			CHEK	66.82-
			1945A12/02/85 3M	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57479

IDENTIFICATION REFERENCE

Dec 2 4 39 PM '85

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 147034