BOOK 6755 PAGE 439

This Instrument Prepared By:

Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
F. Mark and Donna P. Baker 289-291 McGavock Pike Nashville, Tennessee 37214	Same	Map 95-12-166

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, McGAVOCK INVESTMENT COMPANY, a Tennessee Partnership composed of Walter L. Timmons, Jr. and William E. Martin, the Grantor herein, has bargained and by these presents does transfer and convey unto F. MARK BAKER and wife, DONNA P. BAKER, the Grantees herein, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT A INCORPORATED HEREIN BY REFERENCE.

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. Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered. Taxes for 1986 are to be assumed and paid by Grantee. Grantor does further covenant and bind it, its successors 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. Grantor further covenants and warrants that as of this date, Walter L. Timmons, Jr. and William E. Martin are the sole partners of McGavock Investment Company.

WITNESS our hands this 31 day of January.

McGAVOCK INVESTMENT COMPANY

Walter L. Timmons, Jr., Partner

William E. Martin, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble, of the state and county aforesaid, personally appeared Walter L. Timmons, Jr. with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be a General Partner of the McGavock Investment Company, a Tennessee general partnership, the within named bargainor, that he as such General Partner executed the within foregoing instrument for the purposes therein contained, by signing the name of the McGavock Investment Company by himself as a General Partner.

Witness my hand, at office, this 3 day of January, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie Tribble, of the state and county aforesaid, personally appeared William E. Martin with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who upon oath acknowledged himself to be a General Partner of the McGavock Investment Company, a Tennessee general partnership, the within named bargainor, that he as such General Partner executed the within foregoing instrument for the purposes therein contained, by signing the name of the McGavock Investment Company by himself as a General Partner.

Witness my hand, at office, this 3 day of January, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $58,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Walter L. Timmons

Sworn to and subscribed this 3 day of January, 1986.

Debbie Tribble
Notary Public

DEBBIE TRIBBLE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires:

9-20-86

WEM/cmv

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 of the 2 Lot Subdivision for Milford Smith, as the same appears of record in Book 5190, page 269, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of McGavock Pike, being 281.4 feet from the northwest corner of Lot No. 219, on the Plan of Woodberry Park; thence North 69° 32' 51" East, 220.50 feet to a point; thence North 25° 07' 09" West, 80.00 feet to a point; thence South 68° 46' 26" West, 214.07 feet to a point; thence South 20° 27' 09" East, 85.68 feet to the point of beginning.

BEING the same property conveyed to McGAVOCK INVESTMENT COMPANY, a Tennessee General Partnership consisting of T. L. Cobb, William E. Martin, Dale L. Stegall and Walter L. Timmons, Jr., by DEED from HALEY Y. HUDSON, unmarried of record in Book 5423, page 544, Register's Office for Davidson County, Tennessee. The said T. L. Cobb transferred his interest in the Partnership to Walter L. Timmons, Jr., as evidenced by a quitclaim deed of record in Book 6000, page 722, said Register's Office. The said Dale L. Stegall transferred his interest to William E. Martin as evidenced by a quitclaim deed of record in Book 5422, page 721, said Register's Office.

/cds-5

66175

IDENTIFICATION REFERENCE

JAN 3 4 21 PM '96

FELIX Z. ELSNER REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			58000.00-	CA.IT.
			150.80	CSTAX
			.50	PREC.
			9.00	WDEED
			CHECK	160.30-
			2691A01/03/96 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

66175

IDENTIFICATION REFERENCE

JAN 3 4 21 PM '96

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY

No. 207524