This Instrument Prepared By:
DEAN ROBINSON, ATTORNEY
225 Lebanon Road - Box 425
Mt. Juliet, TN 37122

BOOK 6793 PAGE 401

ADDRESS NEW OWNER:	SEND TAX BILLS:	MAP-PARCEL:
Edward H. Baker	Wachovia Mtg. Company	Map 95-14
535 Wanda Drive	P.O. Box 3174	Parcel 78
Nashville, TN 37210	Winston-Salem NC 27102	FB# 3DZ-36800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Gary Wayne Brooks and wife, Teresa Lynn Brooks, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Edward H. Baker, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot No. 31 on the Plan of Elm Hill Acres, Section One, of record in Book 2331, page 67, Register's Office for said County.
>
> Said Lot No. 31 fronts 100 feet on the easterly margin of Wanda Drive, and extends back between lines 135 feet on the northerly line and 190 feet on the southerly line to a dead line in the rear measuring 114.15 feet thereon.
>
> Being the same property conveyed to Gary Wayne Brooks and wife, Teresa Lynn Brooks, by virtue of a deed from J. A. Vance, a widower, of record in Book 6091, page 551, Register's Office for Davidson County, Tennessee.
>
> It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Commerce Union Bank, of record in Deed Book 6091, page 554, Register's Office for Davidson, County, Tennessee, and also that the escrow account in connection with the aforesaid mortgage is hereby transferred to the said Grantess, as is the hazard insurance.

This is improved property known as 535 Wanda Drive, Nashville, Tennessee, 37210.

This conveyance is made subject to all restrictions and easements of record, or which a visual inspection of the property would reveal.

Property taxes for the current year have been settled between the parties and will be paid by the Grantee.

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 our hands this 28th day of February, 1986.

GARY WAYNE BROOKS

TERESA LYNN BROOKS

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary Wayne Brooks and wife, Teresa Lynn Brooks**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 28th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $56,060.00.

AFFIANT

Subscribed and sworn to before me
this 28th day of February, 1986.

NOTARY PUBLIC

My Commission Expires: 10/12/86

7.9.491

IDENTIFICATION REFERENCE

MAR 3 9 06 AM '86

FELIX Z. HALEY JR. REGISTER
DAVIDSON COUNTY, TN

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

BOOK 6793 PAGE 403

RECEIVED OF _____

FOR _____

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

56060.00- CAMT.
145.86 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 158.36-
8818A03/03/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.9491

IDENTIFICATION REFERENCE

MAR 3 9 06 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 223248