This document prepared by: Ballew-Freeman, Attys., P. O. Box 1368, Madison, TN 37116

WARRANTY DEED BOOK 6950 PAGE 813

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John F. Roper, Trustee (NAME)	(NAME)	26-15-18
P.O. Box 2187 (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	
Brentwood, TN. 37027 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO|100----------$10.00---------- Dollars, cash in hand paid by the grantees hereinafter named, and other good and valuable consideration, receipt of which is hereby acknowledged,

HUBERT L. BAKER AND WILLIAM PENKAVA

have this day bargained and sold, and do hereby transfer and convey unto the said JOHN F. ROPER, TRUSTEE

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

(See Attached "EXHIBIT A")

32175

IDENTIFICATION REFERENCE

Aug 15 11 55 AM '86

RECEIVED FOR RECORD AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 290,306.00

Subscribed and sworn to before me this the 15 day of August 19 86

Affiant

My commission expires: 3-2-89

(Affix Seal)

Notary Public

unimproved (XX
This is improved ( ) property, known as Gallatin Pike, Nashville
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except current year taxes, prorated and assumed by grantees this date.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever 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 15 day of August, 19 86, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Hubert L Baker
HUBERT L. BAKER

William Penkava
WILLIAM PENKAVA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6950 PAGE 814

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Hubert L. Baker and William Penkava

the within named 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 instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 15 *day of* August, *19* 86.

Commission expires 3-8-89

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ____, *a Notary Public 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* ____ *of the* ____, *the within named bargainor, a corporation, and that* ____*he as such* ____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ____*self as* ____.

Witness my hand and seal, at office in ____, *this* ____ *day of* ____, *19*____.

____ Notary Public

Commission expires ____

WARRANTY DEED

FROM

HUBERT L. BAKER AND WILLIAM PENKAVA

TO

JOHN F. ROPER, TRUSTEE

G60371

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Exhibit A

Being a parcel of land lying in Davidson County, Tennessee and being bounded on the west by Gallatin Pike; on the north by Jim Sisco and Hubert Baker; on the east by Lot 3, North Hill Estates, Section 1; on the south by William Penkava and being more particularly described according to a survey by Morrow and Associates, Inc. dated April 4, 1986, as follows:

Beginning at a point in the east right of way line of Gallatin Pike, said point being located northerly, 195.18 feet from the north right of way return of Northside Drive;

Thence with the east right of way line of Gallatin Pike, on a curve to the right, the radius of which is 5659.58 feet, the central angle of which is 00 deg. 21 min. 23 sec, the chord of which is north 46 deg. 53 min. 46 sec. East, 35.20 feet, along the curve distance of 35.20 feet to a point;

Thence North 42 deg. 55 min. 33 sec. west, 6.00 feet to a point;

Thence on a curve to the right, the radius of which is 5665.58 feet, the central angle of which is 01 deg. 14 min. 51 sec, the chord of which is north 47 deg. 41 min. 53 sec. east, 123.35 feet, along the curve distance of 123.36 feet to a point, a corner common with Jim Sisco and Hubert Baker;

Thence with Sisco and Baker, South 51 deg. 50 min. 00 sec. east, 291.20 feet to a point, a corner common with Sisco and Baker and Lots 3 and 5, North Hill Estates, Section 1;

Thence with Lot 3, North Hill Estates, Section 1, South 39 deg. 51 min. 14 sec. West 164.00 feet to a point, a corner common with Penkava in the west line of Lot 3;

Thence with Penkava, North 50 deg 36 min. 24 sec. west, 306.28 feet to the point of beginning.

Containing 48,351 square feet, (1.11 acres, more or less).

Being the same property conveyed to Homer E. Chance and Hubert L. Baker by deed from William E. King, et ux of record in Book 4399, page 798, RODC, TN.. Grantees subsequently conveyed a 1/22 undivided interest to Bob L. Montgomery and E. C. Chance in Book 4399, page 802, RODC, TN. Homer E. Chance, et ux, having since conveyed his entire interest to William Penkava and wife, Virginia Penkava of record in Book 4432, page 918, RODC, TN., E. C. Chance et ux, having since conveyed their entire interest to William Penkava and wife, Virginia Penkava, in Book 4444, page 923, RODC, TN., Bob L. Montgomery et ux having conveyed their interest to Hubert L. Baker and William Penkava of record in BOok 6781, page 209, RODC, TN., the said Virginia Penkava having since died.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6950 PAGE 816

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

[illegible] 321.78

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32175

IDENTIFICATION REFERENCE

Aug 15 11 55 AM '86

[illegible] REGISTER
DAVIDSON COUNTY, TN

No. 283783