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Address New Owner:	Map-Parcel Numbers:
Nancy L. Baker 401 Bowling Avenue Nashville, Tennessee 37205	104-13B-78
Send Tax Bills To:	**Address of Mortgagee:**
Fidelity Federal Savings & Loan Association of TN 401 Union Street Nashville, Tennessee 37219	Fidelity Federal Savings & Loan Association of TN 401 Union Street Nashville, Tennessee 37219

This instrument prepared by: Boult, Cummings, Conners & Berry,
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Kenneth S. Innis (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Nancy L. Baker (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as:

> Land in Davidson County, Tennessee, being Unit No. 78 on the Plan of Richmeade Place, Section V, as shown on a Plat of record in Book 5210, page 141, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Kenneth S. Innis by deed of record in Book 5498, page 556, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00.

Nancy L Baker
Affiant

Subscribed and sworn to before me this 15 day of April, 1987.

Notary Public
My Commission Expires: July 4, 1988

FILED
APR 22 2 30 PM '87
IDENTIFICATION REFERENCE

17853

1. Real estate taxes for the current year which have been prorated between the parties.

2. Declarations of covenants, conditions and restrictions, including, but not limited to, assessment charges and liens of record in Book 4941, page 637, amended in Book 5036, page 338, First Supplement of record in Book 5019, page 946, re-recorded in Book 5039, page 256, Second Supplement, Book 5094, page 473, Third Supplement, Book 5238, page 385, Fourth Supplement, Book 5408, page 210, and Fifth Supplement of record in Book 5733, page 628, Register's Office of Davidson County, Tennessee.

3. All matters shown on the plan of record in Book 5210, page 41, said Register's Office.

4. By-Laws of record in Book 4941, page 689, amended in Book 5036, page 340 and Book 5213, page 945, said Register's Office.

This is improved property, located at 401 Bowling Avenue, #86, Nashville, Tennessee.

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 and assigns, forever.

And Grantor does covenant 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 except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 15 day of April, 1987.

KENNETH S. INNIS

VICKI S. INNIS, wife of Kenneth S. Innis, joins in this conveyance for the express purpose of waiving or relinquishing any marital rights she may have in the property and for no other purpose.

VICKI S. INNIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Susan Calvert, a Notary Public in and for said County and State, the within named Kenneth S. Innis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of April, 1987.

Susan Calvert
Notary Public

My Commission Expires: July 17, 1988

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Michael G. Kaplan, a Notary Public in and for said County and State, the within named Vicki S. Innis, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of April, 1987.

Michael G. Kaplan
Notary Public

My Commission Expires: 1-14-88

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

RECEIVED OF _____

FOR _____

BOOK 7211 PAGE 837

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

*85000.00- CAMT.
378.00 CSTAX
.50 PRFEE
9.00 WDSTD
CHECK 387.50-
7924A04/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

178.53

IDENTIFY REFERENCE

APR 22 2 30 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 72686