BOOK 7412 PAGE 331

This Instrument Prepared By:
Stokes & Bartholomew, P.A.
Suite 2800, Third National Financial Center
Nashville, Tennessee 37219

ADDRESS NEW OWNERS	SEND TAX BILLS TO:	MAP-PARCEL NO:
Michael L. Baker and wife, Teresa L. Baker 204 New Town Court Antioch, Tennessee 37013	Bailey Mortgage Company 200 South Lamar Jackson, MS 38215	Map 150-7 Parcel 58
Mortgagee:	Bailey Mortgage Company 200 South Lamar Jackson, Mississippi 38215	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Thomas A. Joo, a single man, hereinafter the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Michael L. Baker and wife, Teresa L. Baker, hereinafter the GRANTEES, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described as follows:

> Being Lot No. 65 on the Plan of Section One, Towne Village of the Country, of record in Book 5200, pages 55 and 56, Register's Office, Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to Thomas A. Joo, a single man, by deed from Peter Falkenberg and wife, Janie L. Falkenberg, of record in Book 6438, page 916, Register's Office for Davidson County, Tennessee.

This is improved property known as 204 New Town Court, Antioch, Tennessee 37013. TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs, successors and assigns, forever. And GRANTOR does covenant with said GRANTEES 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 for:

1. Restrictive covenants contained in an instrument of record in Book 5289, page 687, Register's Office for Davidson County, Tennessee.

2. Subject to all matters shown on the Plan of record in Book 5200, page 55 and 56, said Register's Office.

And GRANTOR does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title

to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand as of this 24th day of November, 1987.

Thomas A. Joo

Thomas A. Joo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Catherine E. Otto, a Notary Public of said county and state, Thomas A. Joo, the within named 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, at office, this 24th day of November, 1987.

Catherine E. Otto
Notary Public

My Commission Expires: 1-10-89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $66,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 24th day of November, 1987.

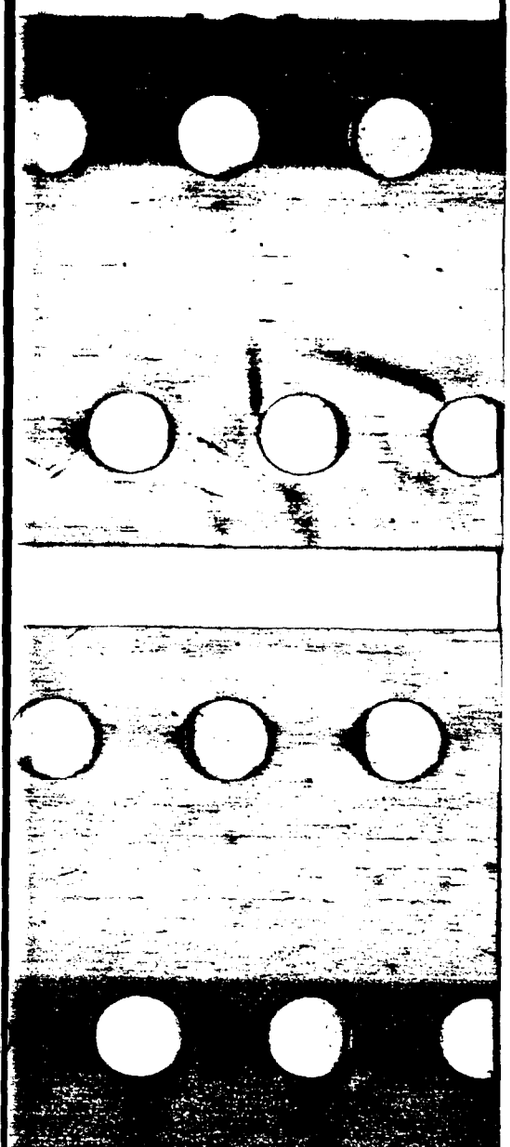
Catherine E. Otto
Notary Public
My Commission Expires: 1-10-89

85727

IDENTIFICATION REFERENCE

NOV 25 3 16 PM '87

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

66000.00- CAMT.
184.60 CSTAX
.50 PRFEE
6.00 WDEED
CASH 191.30-
6322A11/25/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8:52:27

IDENTIFICATION REFERENCE

NOV 25 3 17 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 39423