Box 23

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FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 36,000.00

Robert L. Moore
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF January, 19 88

Notary Public

MY COMMISSION EXPIRES: 11-2-89

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, Attorney
Suite 200, Arena Place, 2001 Charlotte Avenue, Nashville, Tennessee 37203

ADDRESS NEW OWNER (S) AS FOLLOWS	~~MORTGAGOR~~ Mortgagee	MAP PARCEL NUMBERS
Robert L. Moore, II.	Send Tax Bills To New Owner	12-0-153
(NAME)	(NAME)	10D-A-1569
1425 Shelton		
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (P.O.ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, J. D. Baker and wife, Ann J. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert L. Moore, II.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in the 10th Civil District of Davidson County, Tennessee, being Tract No. 4 as shown on a plat of Filson Property and more particularly described according to a survey by Michael Greene, Surveyor #963, dated October 17, 1986, as follows:

BEGINNING at an iron pin, corner to Tract No. 3, on westerly side of Old Springfield Road; thence North 21 degrees 41 minutes West 225.0 feet to an iron pin; corner to Tract No. 5, thence South 67 degrees 35 minutes West 1405.0 feet to an iron pin; thence South 1 degree 06 minutes West 250.1 feet to an iron pin; thence North 67 degrees 25 minutes East 1502.5 feet to the point of BEGINNING, containing 7.57 acres, more or less.

Being the same property conveyed to J. D. Baker and wife, Ann J. Baker by Installment Deed from Ronnie L. Filson and wife, Jerry Ann Filson of record in Book 7044, page 595, 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 Grantee to assume the unpaid balance of a note secured by a vendor's lien retained in Installment Deed of record in Book 7044, page 595, said Register's Office.

This instrument is executed on behalf of Robert L. Moore, II. by Robert L. Moore, as his Attorney-in-Fact pursuant to a Power of Attorney which is being placed of record with this instrument.

The property herein conveyed is subject to restrictive covenants of record in Book 7044, page 595; Book 5446, pages 299, 304, and 309, said Register's Office, ***

This is unimproved ( ) improved (XX) property, know as Tract #4, Old Springfield Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 convenant 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 ~~their~~ hand s this 6th day of January, 19 88

J. D. Baker

Ann J. Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. D. Baker and wife, Ann J. Baker

the bargainor S, with whom I am personally acquainted, * and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of January, 1988

Commission expires 1-28-89

Notary Public

* or proved to me on the basis of satisfactory evidence.

I. DYKE TATUM NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____

Notary Public

* or proved to be on the basis of satisfactory evidence.

WARRANTY DEED

FROM
J. D. Baker and wife, Ann J. Baker

TO
Robert L. Moore, II.

Baker

I. DYKE TATUM, Attorney
Suite 200, Arena Place
2001 Charlotte Avenue
Nashville, Tennessee 37203

*** and to the matters set forth in the above referenced plan of record.

This is to certify that Jimmy D. Baker and J. D. Baker are one in the same person.

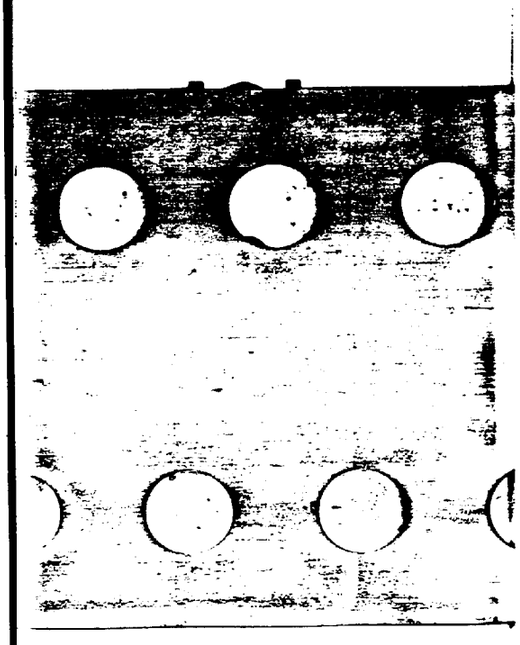
This is to certify that Ann Joyce Baker and Ann J. Baker are one in the same person.

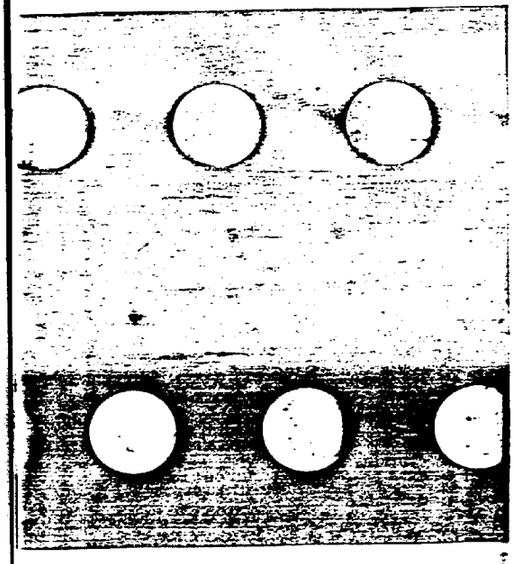
9.66 7.1.

IDENTIFT REFERENCE

JAN 12 8 27 AM '88

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
				CAMT 36000.00
				CON TX 100.80
				PRFEE 0.50
				WDEED 6.00
				TOTAL 107.30
				CHECK 107.30
01/12/88	01			08:31 0001 7208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9. 6. 6 7: 1:

IDENTIFI REFERENCE

JAN 12 8 27 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52211