This Instrument was prepared by:
EDWARD SEDDON, Attorney-at-Law
25 CENTURY BOULEVARD - SUITE J
NASHVILLE, TENNESSEE 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $67,500.00
William K. Baker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
29th DAY OF February, 19 88
Audrey Brand
Notary Public
MY COMMISSION EXPIRES 7-13-91
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW
25 CENTURY BOULEVARD SUITE 405 - NASHVILLE, TENNESSEE 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO: (Mortgage Company)	MAP-PARCEL NUMBERS
William K. Baker	Guaranty Federal Savings & Loan Assoc.	MAP 87-9
(NAME)	(NAME)	
4321 Valley Grove Drive	2030 First Avenue North	PARCEL 4
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Birmingham, Alabama 35201	4D-12734
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Guaranty Federal Savings & Loan Association

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William K. Baker and Cindy M. Russell, both unmarried

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.

Being Lot No. 102, Section 7, Valley Grove Subdivision of record in Plat Book 5800, Page 246, Register's Office for Davidson County, Tennessee, to which plat reference is being made for a more complete legal description.

Being the same property conveyed to Guaranty Federal Savings & Loan Association, by deed from Real Security, Inc., Substitute Trustee of record in Book 6981, Page 214, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Book 6112, Page 285 Register's Office for said County.

10789

IDENTIFICATION REFERENCE

MAR 8 10 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3731 03/08 0101 03CHECK 195.50

unimproved ( )
This is improved (X) property, known as 4321 Valley Grove Drive, Hermitage, TN 37076
(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 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 my hand this 29th day of February, 19 88

Guaranty Federal Savings & Loan Association
By: R. L. Foushee
R. L. Foushee, Exec. Vice President
By: Mark L. Ness, ATTY-IN-FACT

BOOK 7486 PAGE 113

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 29th day of February, 1988, before me personally appeared Martin L. Cress, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, and who acknowledged that he executed the same as the free act and deed of the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan Association, by virture of that Power of Attorney, duly executed by the said R.L. Foushee, Executive Vice-President/Secretary of Guaranty Federal Savings & Loan and appearing of record in Book 7486, page 110, respectively, of the Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Nashville, this 29th day of February, 1988.

My Commission Expires: 7-13-91

Judy Russell
Notary Public

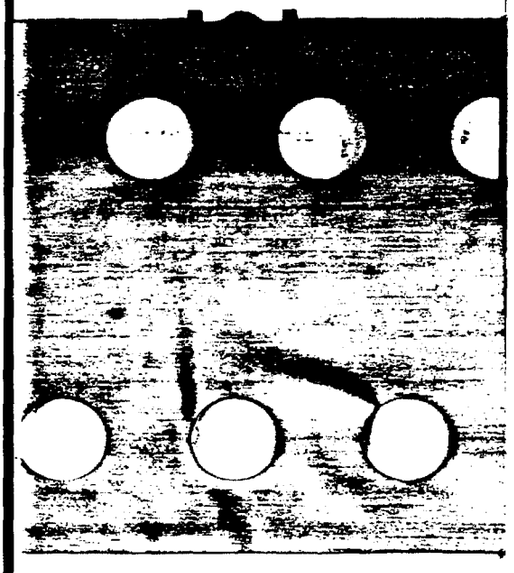
WARRANTY DEED

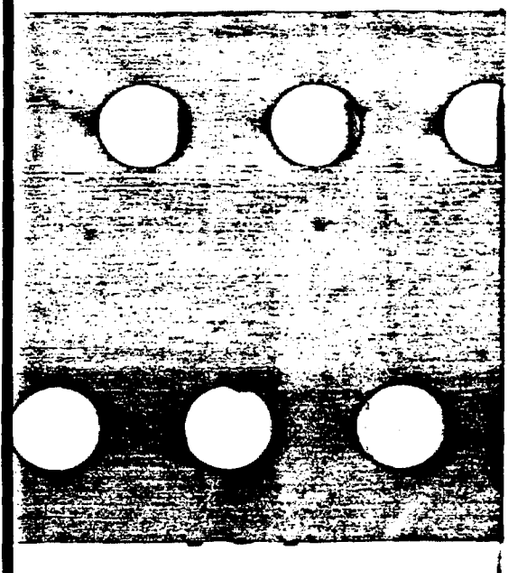
FROM
Guaranty Federal Savings & Loan

TO
William K. Baker and Cindy M. Russell

RETURN TO:
CUMBERLAND TITLE COMPANY
25 Century Boulevard Suite 405
Nashville, Tennessee 37214

EDWARD SEDDON
ATTORNEY - AT - LAW
25 Century Boulevard Suite 405
Nashville, Tennessee 37214





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7486 PAGE 114

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	67500.00
CON TX	189.00
PRFEE	0.50
WDEED	6.00
TOTAL	195.50
CHECK	195.50

03/08/98 01 10:10 0001 3731

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10789

IDENTIFICATION REFERENCE

Mar 8 10 08 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 68396