BOOK 7659 PAGE 732

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Allen Baker, Jr. (NAME)	Biltmore Mortgage Company (NAME)	58-11
621 Putnam Drive (STREET ADDRESS OR ROUTE NUMBER)	8601 Six Forks Road, Suite 610 (STREET ADDRESS)	140
Nashville, TN 37218 (CITY) (STATE) (ZIP CODE)	Raleigh, NC 27615 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------TEN----------($10.00)---------- DOLLARS and other good and valuable consideration the receipt of which is hereby acknowledged, Samuel L. Howard and wife Evie L. Howard

0143 09/23 0101 03CHECK 197.57

have bargained and sold, and by these presents do transfer and convey unto the said John Allen Baker, Jr. and wife, Joan B. Baker

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Section 3, Royal Hills, of record in Plat Book 4860, Page 47, Register's Office for said County.

Said Lot No. 65 fronts 76.00 feet on the southerly margin of Putnam Drive and extends back 210.00 feet on the easterly line and 133.54 feet on the westerly line to a dead line in the rear, measuring 107.80 feet thereon.

Being the same property conveyed to Samuel L. Howard, by deed from Samuel R. Pierce, Jr., Secretary of Housing and Urban Development of Washington, D.C., of record in Book 6324, Page 234, Register's Office for Davidson County, Tennessee.

IDENTIFICATION REFERENCE

7-0252

FILED FOR RECORD AND RECORDED IN DAVIDSON COUNTY, TN.
SEP 23 9 46 AM '88
REGISTER

This is unimproved ( ) improved (X) property, known as 621 Putnam Drive (House Number) (Street)
Nashville, TN 37218
(P. O. Address) (City or Town) (Zip Code)

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.

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 16th day of September, 19 88.

Samuel L. Howard

Samuel L. Howard

EVIE L. HOWARD

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 7659 PAGE 733

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel L. Howard and wife Evie L. Howard

the bargainor _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of September, 19 88.

My commission expires 11/10/91 Notary Public Richard Manson

STATE OF TENNESSEE
COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 57,900.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

John R. Baker Jr.

Sworn to and subscribed before me this 16th day of September, 19 88.

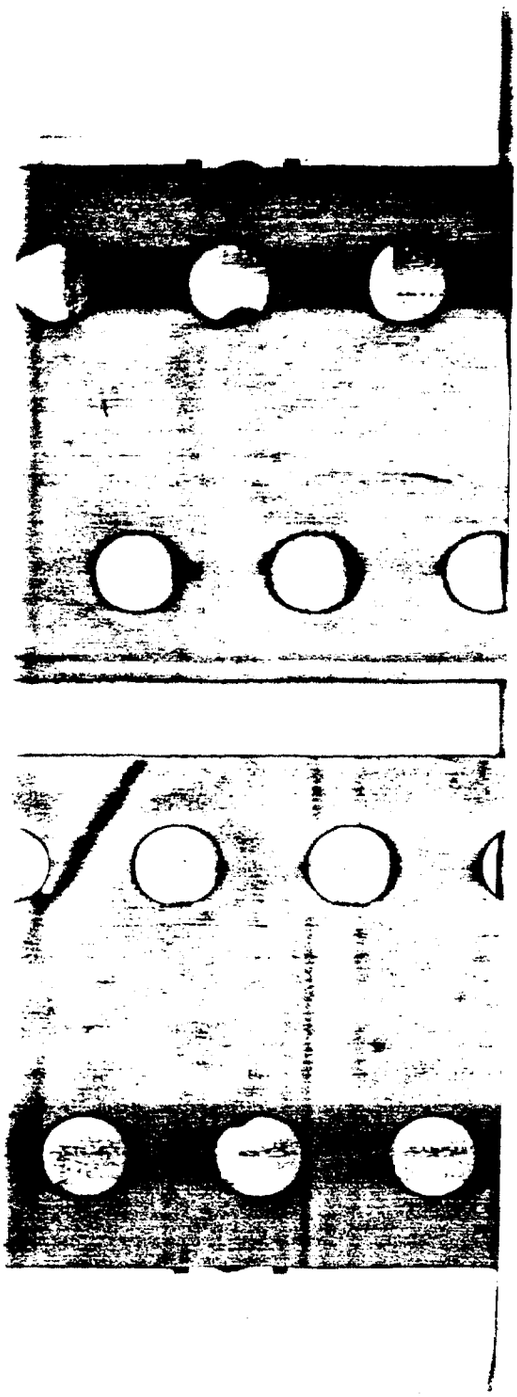
My commission expires 11/10/91 Notary Public Richard Manson

This instrument was prepared by:

MANSON, JACKSON & ASSOCS., 1314 5th Avenue North, Suite 300, Nashville, TN 37208
Name Address

WARRANTY DEED
FROM Samuel L. Howard
TO John Allen Baker, Jr. et ux

Tiror Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 57900.00
				CON TX 191.07
				PRFEE 0.50
				WDEED 6.00
				TOTAL 197.57
				CHECK 197.57
09/23/88		01	09:49 0001	0143

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0252

IDENTIFICATION REFERENCE

SEP 23 9 46 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 137127