WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

BOOK 7699 PAGE 471

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RUTH M. BAKER (NAME)	Chemical Mortgage Company (NAME)	MAP 142-9-A
834 Todd Preis Drive (STREET ADDRESS OR ROUTE NUMBER)	101 East Town Street (STREET ADDRESS)	PARCEL 36
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Columbus, Ohio 43215 (CITY) (STATE) (ZIP)	FB #9D71222

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, SANDRA L. POSNACK, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RUTH M. BAKER, married

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

Land in Davidson County, Tennessee, being Unit 28A on the Plan of Section Two Doral Country Villa of record in Plat Book 4860, page 122, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Doral Country Villa, Section 1, a horizontal property regime established by Master Deed of record in Book 5011, page 395, amended in Book 5015, page 251, made applicable in Book 5048, page 715, amended in Book 5124, pages 163 and 165, said Register's Office.

Being the same property conveyed to Sandra L. Posnack, single, by deed from Priscilla Ann Dietz, and Armond Morales and wife, Bonnie R. Morales, of record in Book 6877, page 848, said Register's Office.

This conveyance is made subject to: (1) 1988 Taxes; (2) Master Deed and By-Laws of record in Book 5011, page 395, amended in Book 5015, page 251, made applicable in Book 5048, page 715, amended in Book 5124, pages 163 and 165; (3) Charter of record in Book 5220, page 112; and (4) All matters appearing on the Plan of record in Plat Book 4860, page 122, said Register's Office.

As part of the consideration for this transfer, the Grantee(s) herein assume and agree to pay, the principal balance now due, plus future interest on a certain note, dated June 3, 1986, in the original principal sum of $41,500.00, payable to Atlantic Coast Mortgage Company in monthly installments, including interest as set forth in said note, and being secured by a deed of trust of record in Book 6877, page 851, rerecorded in Book 6884, page 507, said Register's Office. Said Deed of trust having been assigned to Chemical Mortgage Company by instrument of record in Book 6877, page 855, rerecorded in Book 6884, page 510, said Register's Office.

This is unimproved ( ) improved (XX) property, known as 834 Todd Preis Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 1st day of November, 1988

Sandra L. Posnack
SANDRA L. POSNACK

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 7699 PAGE 472

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA L. POSNACK, unmarried

with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office, this 1st day of November, 1988.

My commission expires 3-11-91 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

8 3 8 8 2

IDENTIFICATION REFERENCE

Nov 9 9 48 AM '88

FELIX Z. WILSON, JR. REGISTER
DAVIDSON COUNTY, TN

5785 11/09 0101 03CHECK 227.60

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF November, 1988.

MY COMMISSION EXPIRES: 3-11-91 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM

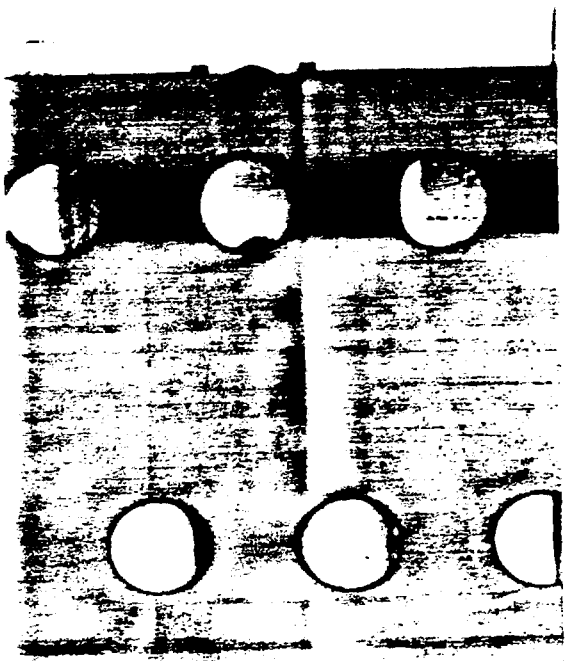
SANDRA L. POSNACK, unmarried

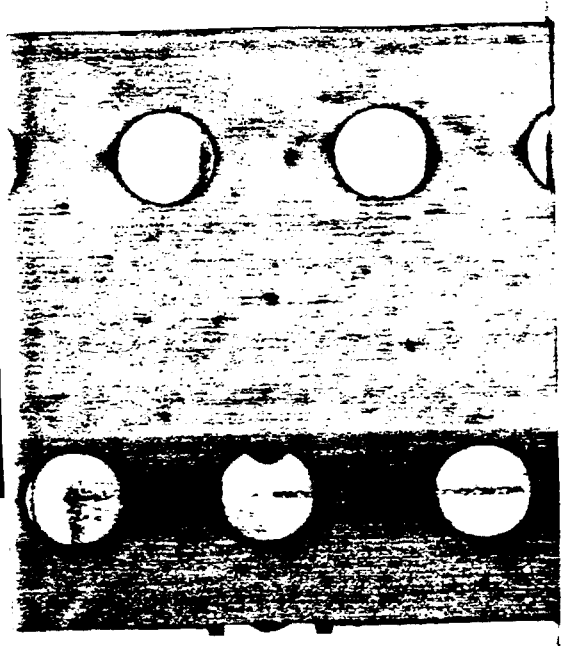
TO

RUTH M. BAKER

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7699 PAGE 473

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	67000.00
CON TX	221.10
PRFEE	0.50
WDEED	6.00
TOTAL	227.60
CHECK	227.60

11/09/88 01 09:51 0001 5785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8 3 8 8 8 2

IDENTIFICATION

Nov 9 9 48 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 152368