THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 59,500.00

Affiant

Subscribed and sworn to before me this 15 day of December, 1988.

Notary Public
My Commission Expires: 9-14-90

Address New Owner:	Send Tax Bills to:	Map/Parcel Nos.
THOMAS LYNN BAKER,et al 1114 Stratton Avenue Nashville, Tennessee 37206	FIRST TENNESSEE BANK P.O.Box 1000 Dept 47 Memphis, Tennessee 38148	MAP 83-5 PARCEL 217 23W 09680

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIFTY NINE THOUSAND FIVE HUNDRED ($59,500.00) AND 00/100 DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, we, **DURWARD DAVY DICKENS and wife, BELINDA S. GRAY DICKENS and TIMOTHY KEITH GRAY, unmarried,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **THOMAS LYNN BAKER, unmarried and EDGAR WILSON BAKER, a married person** 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. 18 in the Subdivision of the Calvin Davis Lot, being part of Block "B" in F.O. Beazley's Addition to East Nashville, a plan of which subdivision is of record in Book 57, page 85, Register's Office for Davidson County, Tennessee.

SAID Lot No. 18 fronts 50.0 feet on the southerly side of Stratton Avenue and extends between parallel lines and with the westerly margin of North 12th Street, 160.0 feet to an alley.

BEING the same property conveyed to Durward Davy Dickens and wife, Belinda S. Gray Dickens and Timothy Keith Gray, an unmarried person by Quitclaim Deed from Timothy Keith Gray, Belinda S. Gray Dickens and husband, Durward D. Dickens, of record in Book 7426, page 48, Register's Office for Davidson County, Tennessee.

This is improved property known as 1114 Stratton Avenue, Nashville, Tennessee 37206.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

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.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of December, 1988.

TIMOTHY KEITH GRAY

Durward Davy Dickens
by Belinda S. Dickens atty in fact
DURWARD DAVY DICKENS

Belinda S Gray Dickens
BELINDA S. GRAY DICKENS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY KEITH GRAY and BELINDA S. GRAY DICKENS, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 1988.

Mitchell A Watts
Notary Public

My Commission Expires: 3-11-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 1st day of December, 1988, before me, Mitchell A. Watts, a Notary Public in and for said County and State, personally appeared Belinda G. Dickens, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Durward Davy Dickens, and acknowledged that she executed the same as the free act and deed of the said Durward Davy Dickens.

WITNESS my hand and seal at Nashville, Tennessee, this 1st day of December, 1988.

Mitchell A Watts
Notary Public

My Commission Expires: March 11, 1990

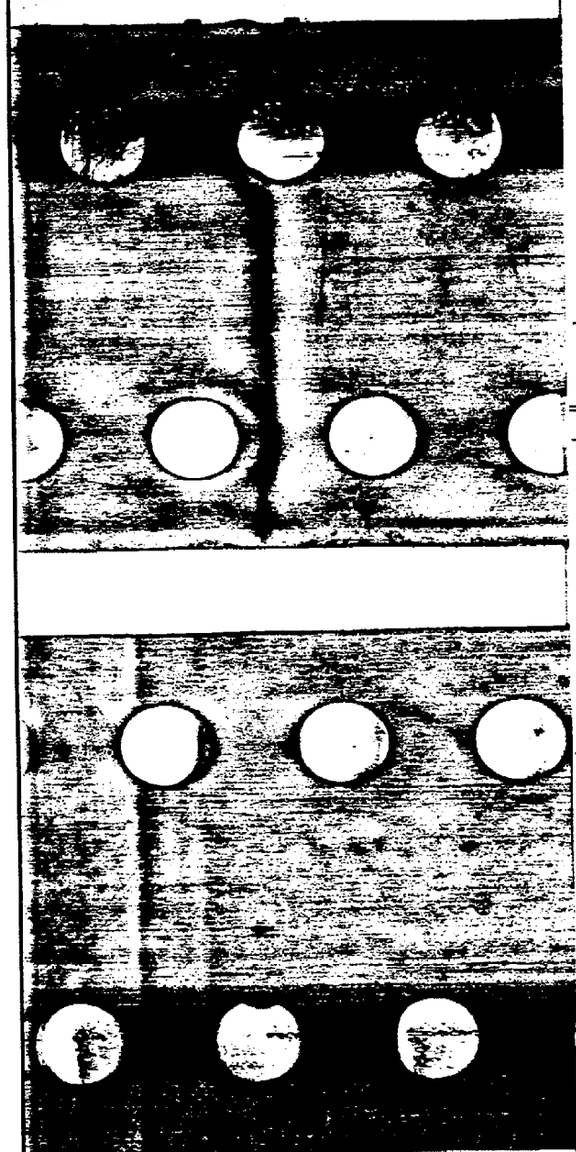
MITCHELL A. WATTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

90427

IDENTIFICATION

Dec 2 2 32 PM '88

3747 12/02 02:01 03CHECK 202.85



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

RECEIVED OF _____

FOR _____

BOOK 7718 PAGE 539

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	59500.00
CON TX	196.35
PRFEE	0.50
WDEED	6.00
TOTAL	202.85
CHECK	202.85

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/02/88 01 14:32 0001 3747

90427

IDENTIFICATION REFERENCE

Dec 2 2 32 PM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TN

No. 159974