FORM NO. WD-1

BOOK 7780 PAGE 82

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Tom Craven
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF February, 1989

Notary Public

MY COMMISSION EXPIRES: 3-8-89

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Joseph L. Lackey, Jr., 12th Floor, First American Center, Nashville, TN 37238
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Tom Craven, et ux (NAME)	Statesman Mortgage Company (NAME)	061-15-0-264-00
3206 Gallatin Pike (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 9127 (STREET ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (P.O. ZIP)	Des Moines, Iowa 50306-9127 (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, Donald Baker and wife, Nancy Louise Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tom Craven and wife, Helen S. Craven

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 Davidson County, Tennessee, being the west 20 feet front and 20 feet 2 inches rear of Lot No. 44 and the east 40 feet front and 40 feet 3 inches rear of Lot No. 45 on the Plan of N. H. Young's Inglewood Annex as of record in Book 547, page 197, Register's Office for said County.

Said parts of Lots adjoin and front together 60 feet on the southerly side of Norvell Avenue and runs back between lines 205 feet on the easterly line of part of Lot No. 44, and 211.2 feet on the westerly line of part of Lot No. 45 to a dead line in the rear measuring 60.5 feet thereon.

Being the same property conveyed to Donald Baker and wife, Nancy Louise Baker by deed from William G. Robertson of record in Book 7403, page 940, Register's Office for Davidson County, Tennessee

In addition to the consideration paid herein, the Grantees assume the indebtedness on a loan held by Statesman Mortgage Company secured by a Deed of Trust of record in Book 5241, page 237, Register's Office for Davidson County, Tennessee.

1170 IDENTIFICATION REFERENCE

Feb 27 11 30 AM '89

FELIX Z WILSON IT REGISTER DAVIDSON COUNTY, TN

RUSH

0408 02/27 0101 03CHECK 113.75

unimproved ( )
This is improved (X) property, known as 1414B Norvell Avenue, Nashville, Tennessee 37216
(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 our hands this 23rd and 24th day of February, 1989

x Donald Baker Sr.

x Nancy 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 Don Baker

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of February, 1989.

Notary Public

Commission Expires 11-21-92

STATE OF TENNESSEE }
Davidson County }

Before me, the undersigned a Notary Public in and for the State and County aforesaid, personally appeared Nancy Louise Baker

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____, a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at Nashville, Tennessee this 23rd day of February, 1989.

Notary Public

Commission Expires 11-21-92

WARRANTY DEED

FROM

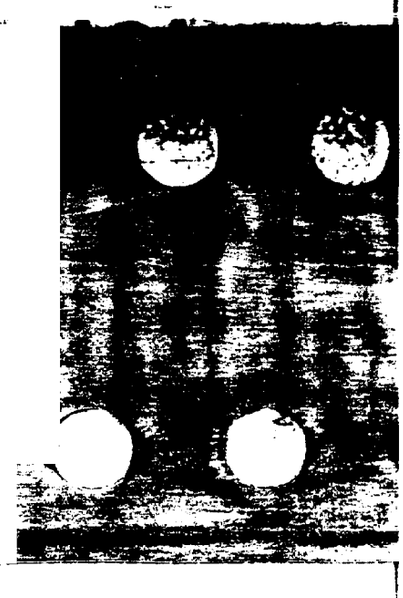
Donald Baker and wife, Nancy Louise Baker

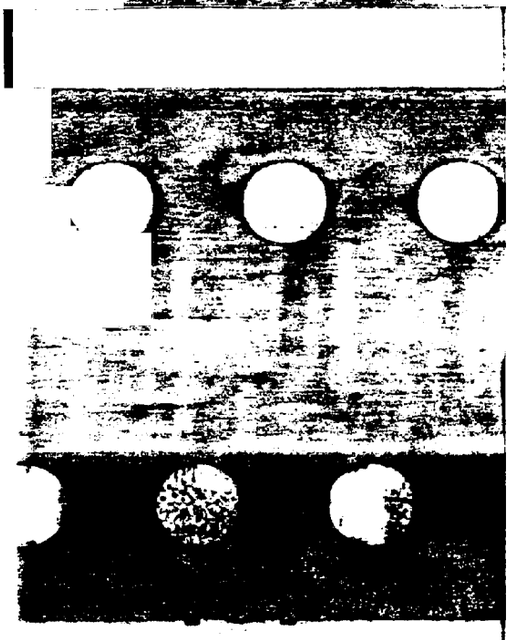
TO

Tom Craven and wife, Helen S. Craven

ATTORNEYS TITLE™ A Minnesota Title Company

SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101





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

RECEIVED OF _____

FOR _____

BOOK 7780 PAGE 84

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	32500.00
CON TX	107.25
PRFEE	0.50
WDEED	6.00
TOTAL	113.75
CHECK	113.75

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/27/98 01:15:36 0001 0408

1 1 7 0 8.

IDENTIFICATION REFERENCE

Feb 27 11 34 AM '98

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184836