THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:
Charles L. Mader, III
103-105 Allendale Drive
Nashville, TN 37205

MORTGAGEE:
First Federal Savings Bank of Tennessee
101 West Lincoln Street
Tullahoma, TN 37388

MAP-PARCEL NUMBERS:
130-1-13
8DZ-75105

BOOK 7783 PAGE 215

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Howard L. Baltimore and wife, Anita W. Baltimore hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Charles L. Mader, III, unmarried hereinafter called the Grantee, Grantee's 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 Lot No. 57 on the plan of West Meade Farms Section 3, of record in Book 1835, page 4, Register's Office for said County.

SAID Lot No. 57 fronts 100.00 feet on the southerly margin of Allendale Drive and extends back between parallel lines a distance of 150.0 feet to a dead line.

BEING the same property conveyed to Howard L. Baltimore and wife, Anita W. Baltimore by deed from Johnny M. Burkett, Sr., and wife, Dorris J. Burkett of record in Book 6301, page 36, Register's Office for Davidson County, Tennessee.

This instrument is executed on behalf of Howard L. Baltimore by Anita W. Baltimore as his Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith.

12720

IDENTIFICATION

MAR 1 3 01 PM '89

FEES & WILKINS & IVEY
CAVE

This is (~~an~~) improved property, known as 103-105 Allendale Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 28th day of February, 1989.

Anita W. Baltimore
Anita W. Baltimore

Howard L. Baltimore
Howard L. Baltimore
BY: Anita W. Baltimore
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 28th day of February, 1989, before me personally appeared Anita W. Baltimore, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

NOTARY PUBLIC AT LARGE

My Commission Expires: Oct 9, 1991

Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7783 PAGE 216

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00.

Charles L. Mader
Affiant

Subscribed and sworn to before me, this the 28th day of February, 1989.

My Commission Expires: Oct 9, 1991

Christy Wilkins Curry
Notary Public

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 Anita W. Baltimore, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument on behalf of Howard L. Baltimore as his Attorney in Fact as the free act and deed of the within named Howard L. Baltimore.

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of February, 1989.

Christy Wilkins Curry
NOTARY PUBLIC

My commission expires: Oct 9, 1991

WARRANTY DEED

from:
Howard L. Baltimore and wife, Anita W. Baltimore

to:
Charles L. Mader, III, unmarried

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157

TN 28230

"EXHIBIT A"

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BOOK 7783 PAGE 217

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability or incapacity.

Further the Affiant saith not.

Anita W. Baltimore
Affiant

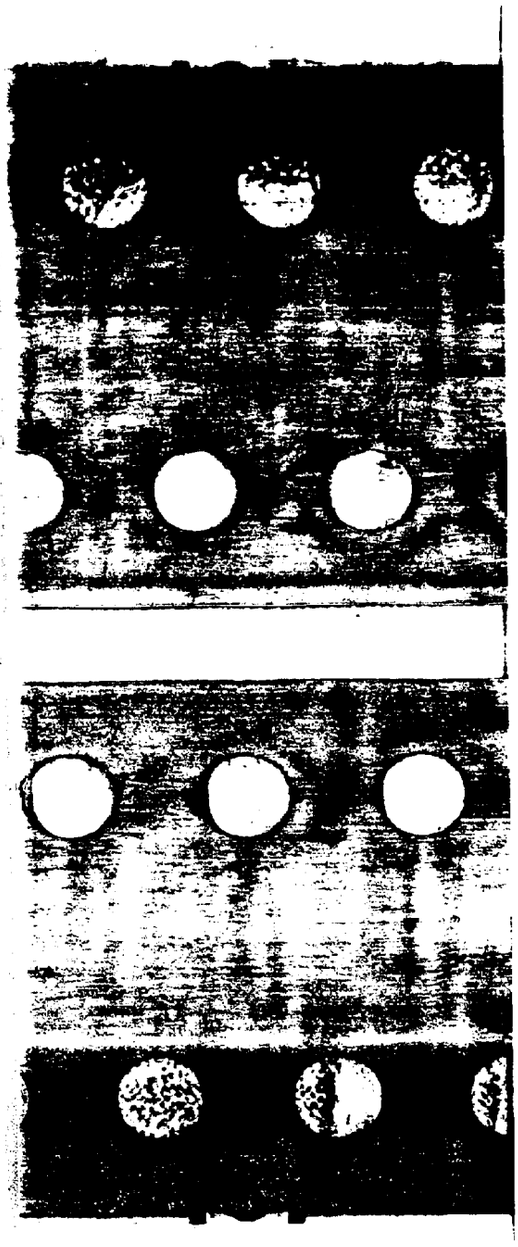
Sworn to and subscribed before me this 28th day of February, 19 89.

Notary Public

My Commission Expires: Oct 9, 1991

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

1413 03/01 0101 03CHECK 298.25



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7783 PAGE 218

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	87500.00
CON TX	288.75
PRFEE	0.50
WDEED	9.00
TOTAL	298.25
CHECK	298.25

03/01/89 01 15:03 0001 1413

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 2 7 2 0.

IDENTIFICATION REFERENCE

MAR 1 3 01 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 186002