[ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
[F. Mark Baker et ux.	Bailey Mortgage Co.	Map and Parcel
[2509 David Dr.	ATTN: Tax Department	95-3-121
[Nashville, TN. 37214	200 South Lamar Street	
[	Jackson, MS 39215-1389	

[This instrument prepared by: Cindy S. Smith, Attorney at Law,
[Post Office Box 160018, Nashville, Tennessee 37216 mcd

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 (10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, William D. Gray and wife, Paula Gray, and Pauline Howle (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto F. Mark Baker and wife, Donna P. Baker, (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows to wit:

Land in Davidson County, Tennessee, being Lot No. 235 on the plan of Merry Oaks of record in Book 1835, Page 67 and 68, Register's Office for said County.

Said Lot No. 235 fronts 93.0 feet on the westerly margin of McGavock Pike and extends back between parallel lines 307.0 feet to a dead line in the rear.

Being the same property conveyed to William D. Gray and wife, Paula Gray, and Pauline Howle by deed from Bedford C. Gentry and Gary B. Gentry and Phillip W. Gentry of record in Book 5123, Page 279 and re-recorded in Book 5126, Page 889, Register's Office for Davidson County, Tennessee.

William D. Gray and wife, Paula Gray, are also conveying any rights they acquired by a Quitclaim Deed from Marvin H. Hughes and wife, Kathy C. Hughes, of record in Book 5123, Page 281, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 248-250 McGavock Pike, Nashville, Tennessee 37214.

Part of the consideration for this conveyance is the assumption by the Grantees of an indebtedness secured by a Deed of Trust of record in Book 5123, Page 282, Register's Office for Davidson County, Tennessee in the principal amount of $31,800.00.

CONVEYANCE OF SUCH PROPERTY IS MADE EXPRESSLY SUBJECT TO THE FOLLOWING: (1) The Plan of record and all matters therein in Plat Book 1835, Page 67, said Register's Office; (2) Tax Lien for 1989 County Property Taxes; (3) Any and all zoning regulations, building restrictions, setback lines, easements and rights-of-way for public utilities of record.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[The actual consideration or value, whichever is greater for this
[transfer is $60,000.00.
[F. Mark Baker
[Affiant
[Subscribed and sworn to before me this 31st day of March, 1989.
[Cindy S. Smith
[Notary Public
[My Commission Expires 11/12/90

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 3rd day of March, 1989.

William D. Gray
William D. Gray
By: Pauline Howle
Pauline Howle as Attorney-in-Fact under a Limited Power of Attorney dated 2/28/89, 1989, recorded simultaneously herewith.

Paula Gray
Paula Gray
By: Pauline Howle
Pauline Howle as Attorney-in-Fact under a Limited Power of Attorney dated 2/28/89, 1989, recorded simultaneously herewith.

Pauline Howle
Pauline Howle

2540 03/06 0101 03CHECK 204.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Pauline Howle, unmarried, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1989.

Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Cindy S. Smith, a Notary Public in and for said County and State, the within named Pauline Howle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of William D. Gray, and wife, Paula Gray, and is authorized by them to execute this instrument on their behalf.

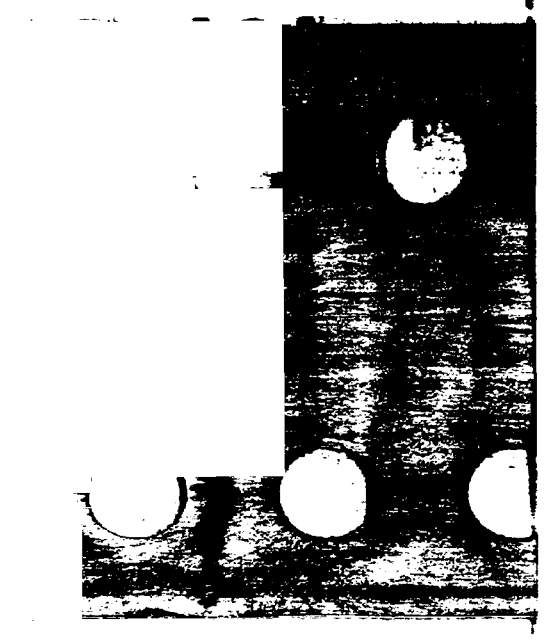
Witness my hand and official seal at Nashville, Tennessee, this 3rd day of March, 1989.

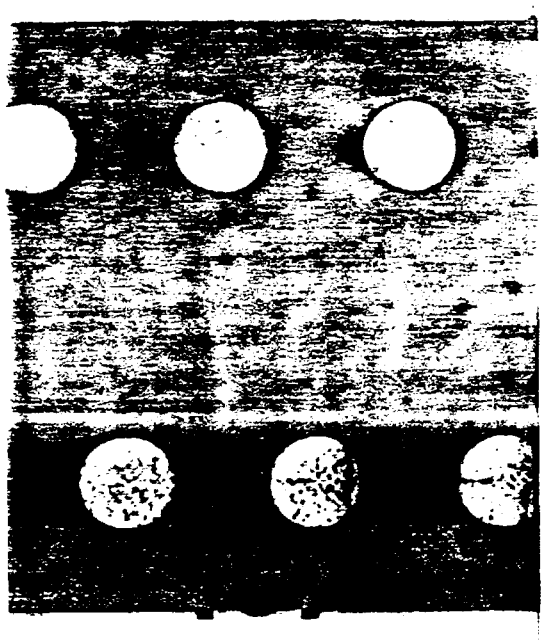
Cindy S. Smith
Notary Public
My Commission Expires: 11/12/90

137.18.

IDENTIFICATION REFERENCE

MAR 6 9 20 AM '89





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7786 PAGE 129

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	60000.00
CON TX	198.00
PRFEE	0.50
WDEED	6.00
TOTAL	204.50
CHECK	204.50

03/06/89 01 09:22 0001 2540

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

137.18

IDENTIFICATION

MAR 6 9 20 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 187112