BOOK 7807 PAGE 258

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 47,850.00

Joseph Allen Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 1989

Patricia Spicer Carden
Notary Public

MY COMMISSION EXPIRES 7-13-91

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PATRICIA SPICER CARDEN, ATTORNEY
101 Westpark Drive, Suite 350, Brentwood, TN 37027

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO: and Mortgagee is:	MAP-PARCEL NUMBERS
Joseph Allen Baker (NAME)	Tennessee Housing Development Agency c/o City Federal Savings Bank	053-03-0-398.00
1609 Turner Street (STREET ADDRESS OR ROUTE NUMBER)	c/o CityFed Mortgage Company 30 Warder Street (STREET ADDRESS)	04D 45205
Old Hickory, TN 37138 (CITY) (STATE) (P O ZIP)	Springfield, OH 45501 (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, Thomas C. Smith and wife, Deborah J. Smith

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Joseph Allen Baker

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 Lot No. 53 on the Revised Plan of Section F, Village of Old Hickory, of record in Book 1424, page 131, Register's Office for said County.

Said Lot No. 53 fronts 85 feet on the easterly margin of Turner Street and extends back 155.3 feet on the northerly line and 155.1 feet on the southerly line to a dead line in the rear, measuring 85 feet thereon.

Being the same property conveyed to Thomas C. Smith and wife, Deborah J. Smith by deed from Rob Darnell and wife, Caye Darnell of record in Book 6528, page 112, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth in the above referenced plan of record.

1660 04/03 0101 03CHECK 184.24

21433.

IDENTIFICATION

Apr 3 2 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

This is Improved (X) unimproved ( ) property, known as 1609 Turner Street (House Number) (Street) Old Hickory, TN (P O Address) (City or Town) 37138 (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 hand s this 31st day of March, 19 89

Thomas C. Smith

Deborah J. Smith

INDIVIDUAL ACKNOWLEDGEMENT

State of Tenneesee

County of Davidson

Personally appeared before me, the undersigned, a Notary Public of said county, Thomas C. Smith and wife, Deborah J. Smith,

the within named bargainor(s), 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 purpose therein contained.

WITNESS my hand, at office, this 31st day of March, 1989.

NOTARY PUBLIC

My commission expires:

7-13-91

CORPORATE ACKNOWLEDGEMENT

State of _____

County of _____

Before me, _____ 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 himself to be President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

WITNESS my hand and seal, at office in _____, this _____ day of _____, 19___.

NOTARY PUBLIC

My commission expires:

WARRANTY DEED

FROM

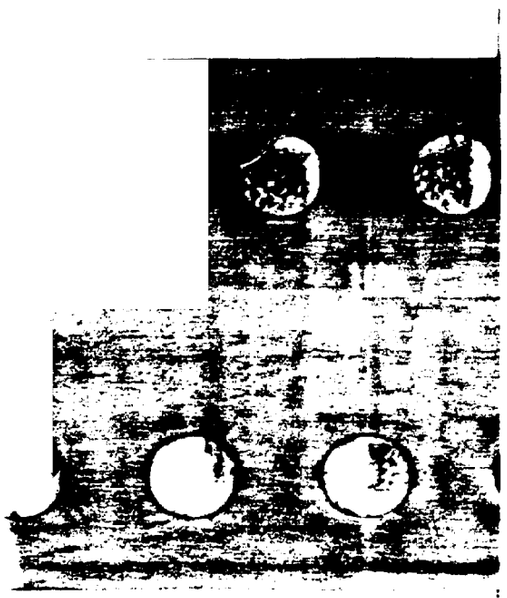
Thomas C. Smith and wife,

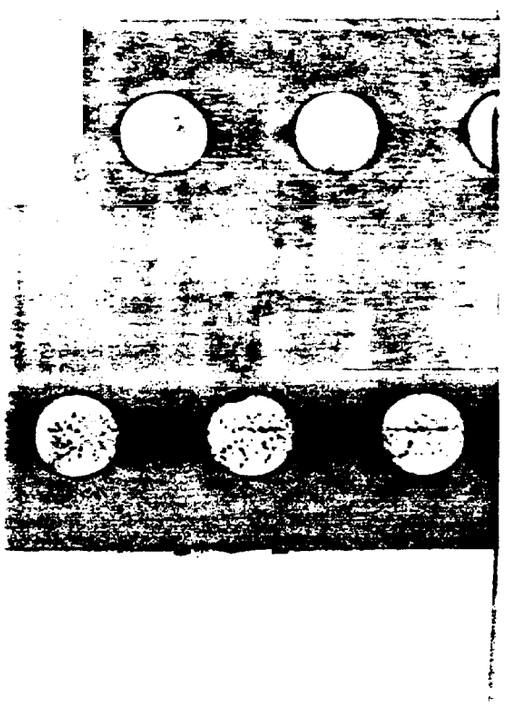
Deborah J. Smith

TO

Joseph Allen Baker

PATRICIA SPICER CARDEN
Attorney at Law
101 Westpark Drive, Suite 350
Brentwood, Tennessee 37027





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

RECEIVED OF _____

FOR _____

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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 164.24
ERR CO
CAMT 164.24-
CAMT 47850.00
CON TX 157.74
~~PRFEE 0.50~~
~~MREED 6.00~~
TOTAL 164.24
CHECK 164.24

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/03/89 01 14:23 0001 1660

21433

IDENTIFICATION REFERENCE

APR 3 2 22 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 196101