BOOK 7830 PAGE 399

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Carl D Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF April, 1989.

Lee C. Cranford
Notary Public

MY COMMISSION EXPIRES: November 21, 1992
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY		
Lee E. Cranford, Attorney P. O. Box 150349, Nashville, Tennessee 37215		
NAME	ADDRESS	
ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carl D. Baker (NAME)	Investors Federal Savings Bank (NAME)	72-10-8
1029 Dozier Place (STREET ADDRESS OR ROUTE NUMBER)	109 Walton Ferry Road (STREET ADDRESS)	15DA-4730
Nashville, TN 37216 (CITY) (STATE) (P. O. ZIP)	Hendersonville, TN 37075 (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, Richard D. Felhofer and wife, Barbara C. Felhofer

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Carl D. Baker and wife, Debra D. 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. 7 and the westerly 20 feet of Lot No. 6, on the Map of Dozier Place of record in Book 974, page 51, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Richard D. Felhofer and wife, Barbara C. Felhofer by deed from Juanita M. McMath, a single person of record in Book 7027, page 135, Register's Office for Davidson County, Tennessee.

2032 05/02 0101 03CHECK 188.00

FELIX Z MILTON II REGISTER
DAVIDSON COUNTY, TN
May 2 11 22 PM '89

IDENTIFICATION REFERENCE

29473.

This is ( ) unimproved (X) improved property, known as 1029 Dozier Place, Nashville, TN 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 their hand s this 28th day of April, 1989

Richard D. Felhofer by attorney in fact
Richard D. Felhofer

Barbara C. Felhofer attorney in fact
Barbara C. Felhofer

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor____, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19____.

Commission expires _____ _____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such, _____, and attesting the same by the said _____ as such _____.

(his oath) (himself) (they)

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19____.

My commission expires _____ _____ Notary Public

WARRANTY DEED

FROM
Richard D. Felhofer and wife,
Barbara C. Felhofer

TO
Carl D. Baker and wife, Debra D.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37208

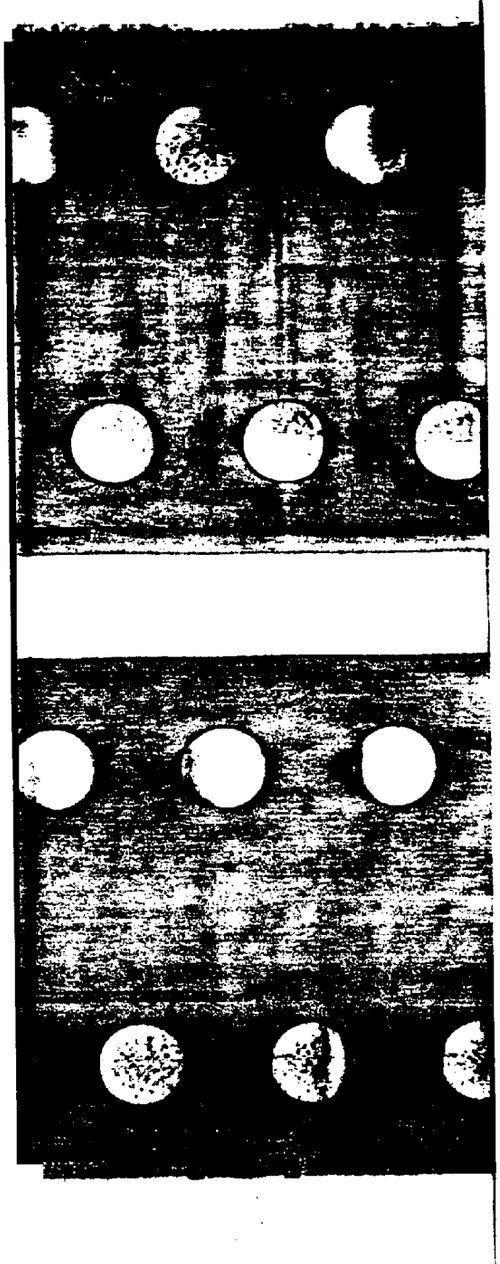
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of April, 1989, before me personally appeared Judy Pelham, to me known to be the person (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument in behalf of Richard D. Felhofer and wife, Barbara C. Felhofer, and acknowledged that she executed the same as the free act and deed of the said Richard D. Felhofer and Barbara C. Felhofer.

Notary Public

My Commission Expires:

November 21, 1992



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	55000.00
CON TX	181.50
PRFEE	0.50
MDEED	6.00
TOTAL	188.00
CHECK	188.00

05/02/89 01 13:12 0001 2032

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29473

IDENTIFICATION REFERENCE

MAY 2 1 11 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 205519