BOOK 7951 PAGE 654 FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 37,653.00

Robert E. Poole
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF September, 19 89

Notary Public

MY COMMISSION EXPIRES: 5-28-92
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael F. Mondelli, Atty., P.O. Box 3348, Nashville, TN 37219-0348
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
James H. Baker, et al (NAME)	U.S. Dept. of Housing & Urban Development (NAME)	072-14-288
1616 Cahal Avenue (STREET ADDRESS OR ROUTE NUMBER)	251 Cumberland Bend Drive (STREET ADDRESS)	15DA-01945
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37228-1803 (CITY) (STATE) (ZIP)	

Mail

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 Robert E. Poole

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James H. Baker and wife, Essie V. Baker and Robert A. 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. 13 on the Map of H.T. Stratton's Subdivision of Part of the Cahal Lands, as of record in Book 421, page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly side of Cahal Avenue and runs back between lines 237.5 feet, more or less, to an alley.

Being the same property conveyed to Robert E. Poole by deed from Michael F. Mondelli, Trustee, of record in Book 7797, page 744, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the assumption by the Grantors herein of the unpaid principal balance of a certain promissory note payable to the Tennessee Housing Development Agency c/o The Lomas & Nettleton Company, and secured by a deed of trust in Book 5584, page 456, Register's Office for Davidson County, Tennessee.

1944 10/02 0101 03CHECK 131.41

unimproved ( ) This is improved (XX) property, known as 1616 Cahal Avenue (House Number) (Street) Nashville, TN 37206 (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 28th day of September, 19 89

James H. Baker
JAMES H. BAKER

Essie V. Baker
ESSIE V. BAKER

Robert E. Poole
ROBERT E. POOLE

Robert A. Baker
ROBERT A. BAKER

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Poole and James H. Baker and Essie V. Baker and Robert A. Baker

the 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 purposes therein contained.

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

Commission Expires 5-20-92

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 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 _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM
Robert E. Poole

TO
James H. Baker and wife, Essie V. Baker and Robert A. Baker

ATTORNEYS TITLE™ A Minnesota Title Company

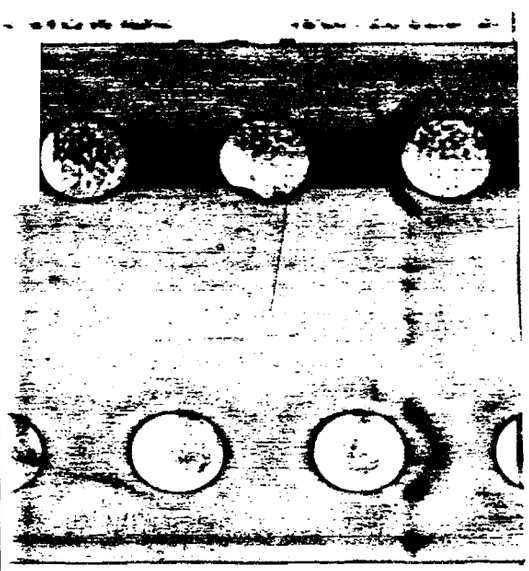
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

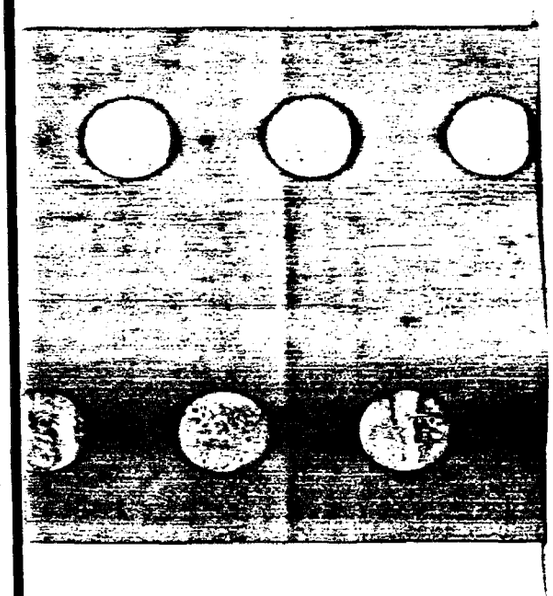
70801

IDENTIFICATION REFERENCE

OCT 2 2 39 PM '89

DAVIDSON COUNTY, TN





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

RECEIVED OF _____

FOR _____

BOOK 7951 PAGE 656

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 37653.00
CON TX 124.41
PRFEE 1.00
WDEED 6.00
TOTAL 131.41
CHECK 131.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/02/89 01 13:40 0001 1944

70801

IDENTIFICATION REFERENCE

OCT 2 2 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254162