FILE BOX 38
FILE #9084

BOOK 7955 PAGE 597

STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $ 178,000.00

Subscribed and sworn to before me, this the 05 day of October 19 89

Affiant

My commission expires: July 13, 1991 (Affix Seal)

Notary Public

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
SOUTHEAST TITLE of Tennessee, Inc. 9B14284
Suite 100, Bristol Building, 7003 Chadwick Drive, Brentwood, TN 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:
Gary D. Baker	Owner
313 Harpeth View Circle	
Nashville, TN 37221 (STREET ADDRESS / CITY / STATE / ZIP)	(STREET ADDRESS / CITY / STATE / ZIP)
MAP & PARCEL NO 156-1-B-25	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Morris Eshaghpour Contracting Corporation, a Tennessee Corporation

HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO Gary D. Baker and wife, Laura B. Baker

HEREINAFTER CALLED GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, STATE OF TENNESSEE, MORE PARTICULARTY DESCRIBED AS FOLLOWS:

Being Lot Number 25 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900 at page 319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the property conveyed to Morris Eshaghpour Contracting Corporation, a Tennessee Corporation by Deed of record in Book 7207 page 744, Register's office for said County.

This conveyance is subject to taxes for the year 1990 and subsequent years, easements and restrictive covenants of record.

7207 3

IDENTIFICATION REFERENCE

OCT 5 2 49 PM '89

DAVIDSON COUNTY, TN

THIS IS _____ IMPROVED PROPERTY KNOWN AS 313 Harpeth View Circle, Nashville, TN 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 singlular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 05 day of October 19 89

Morris Eshaghpour Contracting
by Morris Eshaghpour, President

State of Tennessee
County of _____

BOOK 7955 PAGE 598

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

State of Tennessee
County of _____

On this_____day of_____, 19_____, before me personally appeared _____ to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument, and who acknowledged the execution of the same to be_____free act and deed.

Witness my hand and official seal.
My Commission expires:

_____

_____
Notary Public

WARRANTY DEED

3395 10/05 0101 03CHECK 594.40

SOUTHEAST TITLE
OF TENNESSEE, INC.

SUITE 100
BRISTOL BUILDING
7003 CHADWICK DRIVE
BRENTWOOD, TN 37027

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Morris Eshaghpour, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

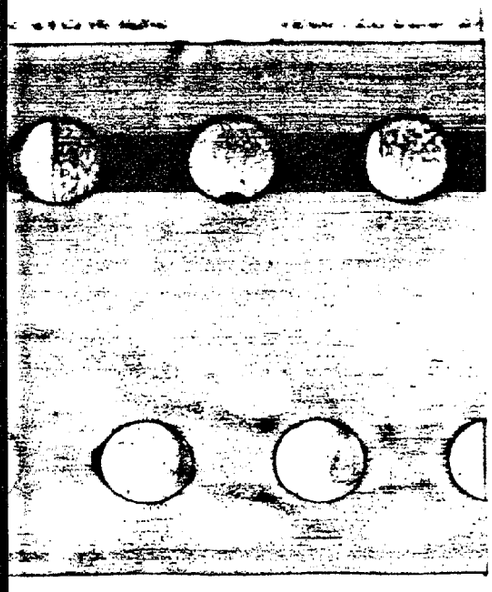
Witness my hand and official seal on October 05, 1989

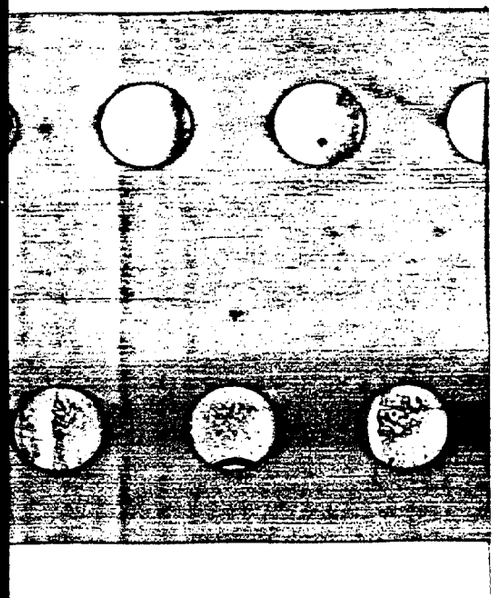
My Commission Expires:

July 13, 1991

NOTARY PUBLIC

Notary Public:
Ruth M. Foran





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7955 PAGE 599

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 178000.00
CON TX 587.40
~~PRFEE 1.00~~
~~MDEED 6.00~~
TOTAL 594.40
CHECK 594.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/05/89 01 14:50 0001 3395

7.2 0.7.3

IDENTIFICATION REFERENCE

Oct 5 2 49 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 255595