THIS INSTRUMENT PREPARED BY:
WILLIAMS & SMITH, ATTORNEYS
Post Office Box 3079
Nashville, Tennessee 37219-0079

OCT 18 8 02 AM '89
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. REFERENCE

74665

WARRANTY DEED BOOK 7962 PAGE 359

ADDRESS NEW OWNER(S):	PARTY RESPONSIBLE FOR TAXES:	MAP & PARCEL #
Jeffrey E. Baker and wife, Rebecca B. Baker 221 Delvin Drive Antioch, TN 37013	Fidelty Federal Savings & Loan 401 Union Street Nashville, TN 37219	Map # 162.06 Parcel # 240

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, CLYDE E. WATKINS and wife, IOLA C. WATKINS, do hereby transfer and convey unto JEFFREY E. BAKER and wife, REBECCA B. BAKER, a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 19 on the Plan of Valley Green as of record in Book 4460, Pages 96 and 97, Register's Office for said County, to which plan reference is made for a more complete description.

BEING the same property conveyed to Clyde E. Watkins and wife, Iola C. Watkins by deed from Mark W. Anderson and wife, Vicki B. Anderson, of record in Book 7936, Page 7, Register's Office for Davidson County, Tennessee.

This is improved real property known as 221 Delvin Drive, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said JEFFREY E. BAKER and wife, REBECCA B. BAKER, their heirs, successors and assigns forever.

The undersigned covenant with the said JEFFREY E. BAKER and wife, REBECCA B. BAKER, that they are lawfully seized and possessed of said real property in fee simple; have the good right to convey it and the same is unencumbered, except for:

1. Real property taxes for 1989 which are in escrow and assumed by the Grantees.

2. Matters set forth on the Plan of Valley Green of record in Book 4460, Pages 96 and 97, said said Register's Office.

3. Restrictive Covenants of record in Book 4622, Page 277, Register's Office for Davidson County, Tennessee.

4. Deed of Trust of record in Book 6934, Page 199, Register's Office of Davidson County, Tennessee, securing an indebtedness to Fidelty Federal Savings and Loan Association which the Grantees assume and agree to hold the Grantors harmless from.

Except as stated above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said

JEFFREY E. BAKER and wife, REBECCA B. BAKER, their heirs, successors and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this 16th day of October, 1989.

Clyde E. Watkins
CLYDE E. WATKINS

Iola C. Watkins
IOLA C. WATKINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, [signature], a Notary Public in and for the State and County, the within named CLYDE E. WATKINS and wife, IOLA C. WATKINS, 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 16 day of October, 1989.

[signature]
NOTARY PUBLIC

My Commission Expires: 7/11/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is ~~$71,600.00~~ 71,585.90.

Jeffrey E. Baker
JEFFREY E. BAKER

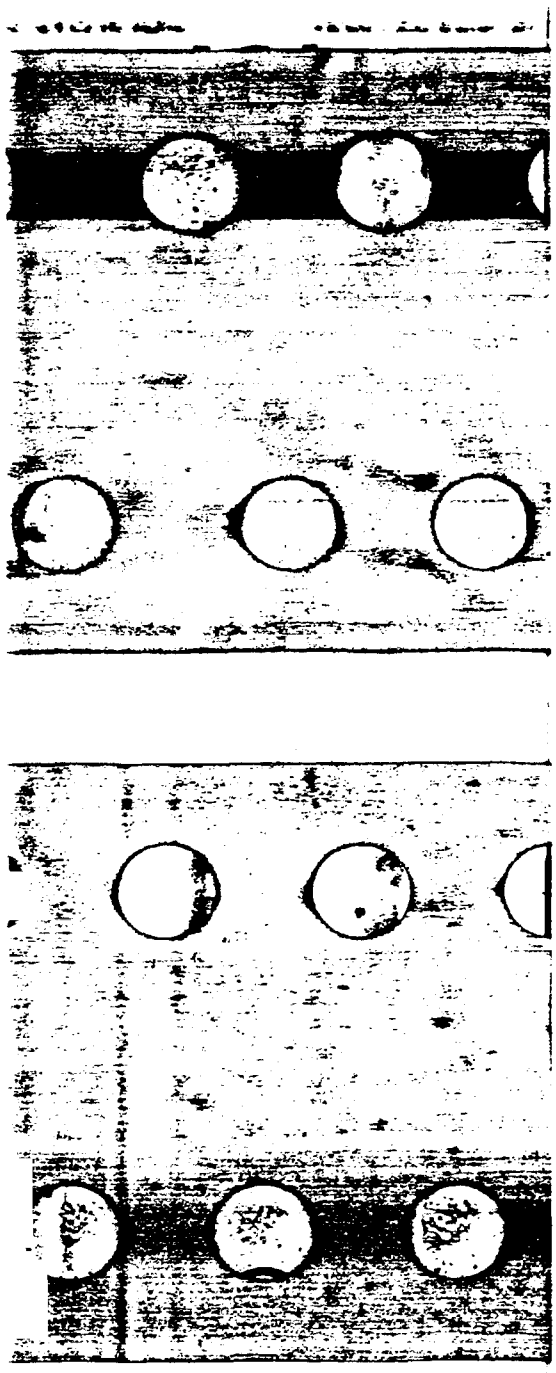
Sworn to and subscribed before me this 16th day of October, 1989.

[signature]
NOTARY PUBLIC

My Commission Expires: 7/11/91

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

6480 10/18 0101 03CHECK 243.28



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

RECEIVED OF _____

FOR _____

BOOK 7962 PAGE 361

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 71585.90
CON TX 236.28
MOR TX 1.00
WDEED 6.00
TOTAL 243.28
CHECK 243.28

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/18/89 01 08:05 0001 6480

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IDENTIF. TREFERENCE

OCT 18 8 03 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 259631