This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
116 Mt. Juliet Road
P. O. Box 888
Mt. Juliet, TN 37122

Mail

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ADDRESS NEW OWNER:
GLENDA K. WALKER
1112 Oakway Court
Nashville, Tennessee 37214

SEND TAX BILLS:
To Mortgagee

MORTGAGEE:
National Mortgage Company
4041 Knight Arnold Road
Memphis, Tennessee 38118

MAP AND PARCEL:
Map 108-16
Parcel 300.00
FBN 3D-91557

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, including the assumption by Grantee of the existing first mortgage indebtedness, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **THEODORE FRANCIS BAKER, JR. and wife, SUZANNA TIMBERLAKE BAKER**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **GLENDA K. WALKER**, hereinafter called the Grantee, her 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. 58B on the Plan of the Zone Lot Division of Lot No. 58, Percy Priest Woods, Section III, as of record in Book 6250, page 459, Register's Office for said County, to which reference is made for a more complete description.
>
> Being the same property conveyed to Theodore Francis Baker, Jr. and wife, Suzanna Timberlake Baker by deed from Percy Priest Woods dated July 8, 1985, as of record in Book 6601, page 688, Register's Office for Davidson County, Tennessee.

This is improved property known as 1112 Oakway Court, Nashville, Tennessee 37214.

This conveyance is made subject to all zoning ordinances, restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 5894, page 865; Book 6020, page 270; Book 6093, page 392; Book 6353, page 307; and in Book 6250, page 459, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to those facts, conditions and limitations shown on the plat of record in Plat Book 6250, page 459, said Register's Office, including a minimum building setback line from the front lot line, a 10 foot public utility and drainage easement along the rear lot line, and a 2.5 foot by 5 foot utility anchor easement at the northwest corner of the lot.

As a portion of the consideration for this conveyance, as evidenced by Grantee's acceptance of this deed, Grantee herein assumes and promises to pay as due, and Grantee agrees to indemnify and hold Grantors harmless from any liability associated with, the existing first mortgage indebtedness owed to National Mortgage Company, which mortgage indebtedness is evidenced by an instrument of record in Book 7510, page 917, Register's Office for Davidson County, Tennessee. The escrow account as it relates to this property is transferred to Grantee, as is the hazard insurance.

Taxes for 1989 have been settled between the parties in escrow.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GLENDA K. WALKER, , her heirs and assigns, forever; and we, THEODORE FRANCIS BAKER, JR. and wife, SUZANNA TIMBERLAKE BAKER do covenant with the said Grantee 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 Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 3rd day of November, 1989.

THEODORE FRANCIS BAKER, JR.

SUZANNA TIMBERLAKE BAKER

STATE OF TENNESSEE)
COUNTY OF WILSON)

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Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named THEODORE FRANCIS BAKER, JR. and wife, SUZANNA TIMBERLAKE BAKER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Mt. Juliet, Tennessee, this the 3rd day of November, 1989.

Patricia M. Swim
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 73,013.41.

Glenda K Walker
AFFIANT

Subscribed and sworn to before me
this 3rd day of November, 1989.

Patricia M. Swim
NOTARY PUBLIC

My Commission Expires: March 13, 1993

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

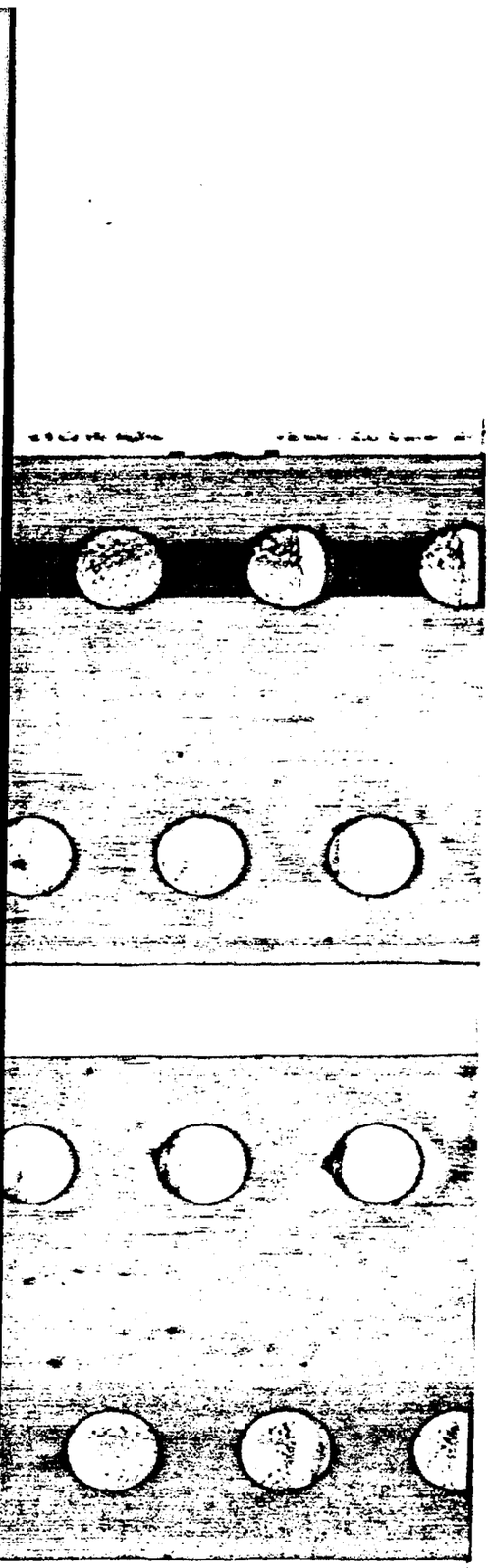
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8U944

IDENTIF. TREFERENCE

Nov 10 9 25 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.



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 73013.41
				CON TX 240.90
				PRFEE 1.00
				WDEED 9.00
				TOTAL 250.90
				CHECK 250.90
			11/10/89 01	09:25 0001 3113

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80944

IDENTIF. REFERENCE

NOV 10 9 25 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 265965