box 8/ch

THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Carole L. Baker 2904 Selena Drive Nashville, TN 37211	Leader Federal Bank for Savings P.O. Box 275 Memphis, TN 38101-0275	119-14 194 06DA-33002

WARRANTY DEED

BOOK 7995 PAGE 527

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Allan J. Trivette, unmarried

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Carole L. Baker

hereinafter called the Grantee, Grantee's 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. 20 on the plan of Section Two Mashburn Heights, of record in Book 1835, page 93, Register's Office for sadi County.

SAID Lot No. 20 fronts 85.0 feet on the easterly margin of Selena Drive and extends back 94.6 feet on the southerly line and 120.5 feet on the northerly line to a dead line in the rear, measuring 87.6 feet thereon.

BEING the same property conveyed to Allan J. Trivette by deed from Donald Wilbon Piercey, unmarried, of record in Book 6353, page 379, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 2038, page 325 and Book 2290, page 494, said Register's Office, and to the matters set forth in the above referenced plan of record.

This is (~~an~~) improved property, known as 2904 Selena Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 30th day of November, 1989.

Allan J. Trivette

STATE OF TENNESSEE
COUNTY OF Davidson

On this 30th day of November, 1989, before me personally appeared Allan J. Trivette, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: 3/11/91

Wm. C. Caldwell
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

BOOK 7995 PAGE 528

Before me, the undersigned, of 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 ____self to be the President (or other officer authorized to execute the instrument) of the _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $56,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 30th day of November, 1989.

My Commission Expires: 9/24/92

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

_____
Notary Public

85912

IDENTIF. REFERENCE

Nov 30 3 38 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

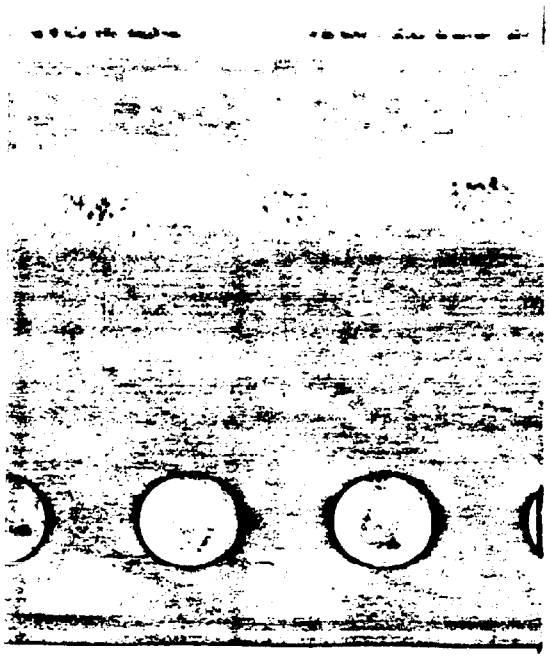
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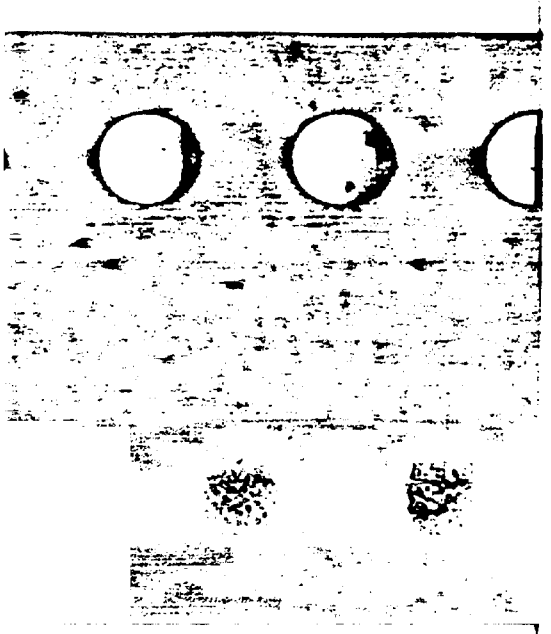
WARRANTY DEED

from:
Allan J. Trivette, unmarried

to:
Carole L. Baker

WILKINS & IVEY
Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7995 PAGE 529

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 56500.00
CON TX 186.45
PRFEE 1.00
WDEED 6.00
TOTAL 193.45
CHECK 193.45
11/30/89 01 15:36 0001 8993

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85912

IDENTIF. REFERENCE

Nov 30 3 39 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 271769