STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,500.00

Robert C. Shelton
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF August, 1990

Notary Public

MY COMMISSION EXPIRES: [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY BOOK 8176 PAGE 772

RICHARD A. NORTHCUTT - 25 CENTURY BLVD., SUITE 202 - NASHVILLE, TN 37214

NAME / ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Cynthia R. Baker (NAME)	First American National Bank (NAME)	MAP 83-10
112 South 17th Street (STREET ADDRESS OR ROUTE NUMBER)	First American Center (STREET ADDRESS)	PARCEL 218
Nashville, TN 37206 (CITY) (STATE) (P.O. ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	23W16150

FOR AND 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, Thelma M. Townshend, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cynthia R. Baker and Robert Shelton, both unmarried, as joint tenancy with right of survivorship

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:

BEING Lot No. 22, on the plan of Lockeland Home Tract, of record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Thelma M. Townshend, a widow by deed from Oliver H. Dale and wife, Claudia M. Dale, of record in Book 3706, Page 433, Register's Office for said County.

Power of attorney of record in Book 8176, Page 771, Register's Office for said County.

FILED FOR RECORD AUG 17 9 31 AM '90

IDENTIFICATION

50137

This is improved (XX) unimproved ( ) property, known as 112 South 17th Street, Nashville, TN 37206 (House Number) (Street) (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 heir 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 covey 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 my hand this 15th day of August, 19 90

Thelma M Townshend

Thelma M. Townshend

By Woodrie Ruffaker
atty-in-fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, ~~the undersigned~~ _____, a Notary Public in and for said County and State, the within named ~~Thelma M. Townshend, a widow~~ _____ the bargainor _____, with whom I am personally acquainted/and who acknowledged that _____ (or proved to me on the basis of satisfactory evidence she executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

Nashville, Tennessee, this 15th day of August, 19 90

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

BOOK 8176 PAGE 773

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted/and who (or proved to me on the basis of satisfactory evidence) his oath himself upon (their several oaths) acknowledged (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that (he) as such _____ (they) and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19 _____

My commission expires _____

_____
Notary Public

0797 08/17 0101 03CHECK 170.35

WARRANTY DEED

FROM

Thelma M. Townshend

TO

Cynthia R. Baker

RETURN TO:

METROPOLITAN ESCROW, INC.
25 Century Blvd., Suite 202
Nashville, TN 37214

RICHARD A. NORTHCUTT
ATTORNEY-AT-LAW
25 Century Blvd., Suite 202
Nashville, TN 37214

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Woodsie Huffaker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Thelma M. Townshend as her Attorney in Fact as the free act and deed of the within named Thelma M. Townshend.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 1990.

My Commission Expires: 5-8-91

_____
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

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



RECEIVED OF _____

FOR _____

BOOK 8176 PAGE 774

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 49500.00
CON TX 163.35
PRFEE 1.00
WDEED 6.00
TOTAL 170.35
CHECK 170.35

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

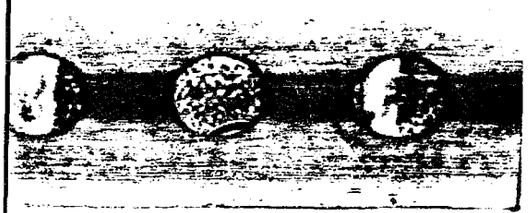
08/17/90 01 09:32 0001 0797

50157

IDENTIFICATION REFERENCE

AUG 17 9 31 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TENNESSEE



No. 347220