BOOK 8192 PAGE 535

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF Aug, 90

Notary Public

MY COMMISSION EXPIRES: 10-29-94

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gary B. Fisher, Attorney, 2711 Murfreesboro Rd. #105, Antioch, TN 37013
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	Mortgagee: and Send Tax Bill To:	MAP-PARCEL NUMBERS
Willie C. Neely (NAME)	Park Avenue Mortgage Company, Inc. (NAME)	74-04-0
813 Hermitage Ridge (STREET ADDRESS OR ROUTE NUMBER)	50 Century Boulevard, Suite 200 (STREET ADDRESS)	051.00
Hermitage, TN 37076 (CITY) (STATE) (P. O. ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	04D 66822

FOR AND IN 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, Milton L. Baker and wife, Connie L. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Willie C. Neely and wife, Mary A. Neely

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:

Land in Davidson County, Tennessee, being Lot No. 123 on the Plan of Hermitage Hills, Section 12, of record in Plat Book 4675, Page 125, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Milton L. Baker and wife, Connie L. Baker by deed of record in Book 4964, Page 875, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

5.6.1 2.5.

IDENTIFICATION REFERENCE

SEP 10 1 38 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

7472 09/10 0101 03CHECK 254.50

unimproved ( )
This is improved (X) property, known as 813 Hermitage Ridge, Hermitage, TN 37076
(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 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 singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 31st day of August, 19 90

Milton L. Baker
By: Milton L. Baker

Connie L. Baker, Attorney-in-fact Connie L. Baker

Connie L. Baker, Attorney-in-fact Connie L. Baker

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Connie L. Baker

the bargainor s, 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 Antioch, Tennessee, this 31st day of August, 19 90.

Notary Public

Commission Expires 10-9-91

STATE OF TENNESSEE
David[illegible] County

Before a Notary Public in and for the State and County aid, personally appeared

with who[illegible] personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the of the a corporati[illegible] and that he as such , executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as .

Witness my hand and official seal at , , this day of , 19 .

Notary Public

Commission Expires

WARRANTY DEED

FROM
Milton L. Baker and wife, Connie L. Baker

TO
Willie C. Neely and wife, Mary A. Neely

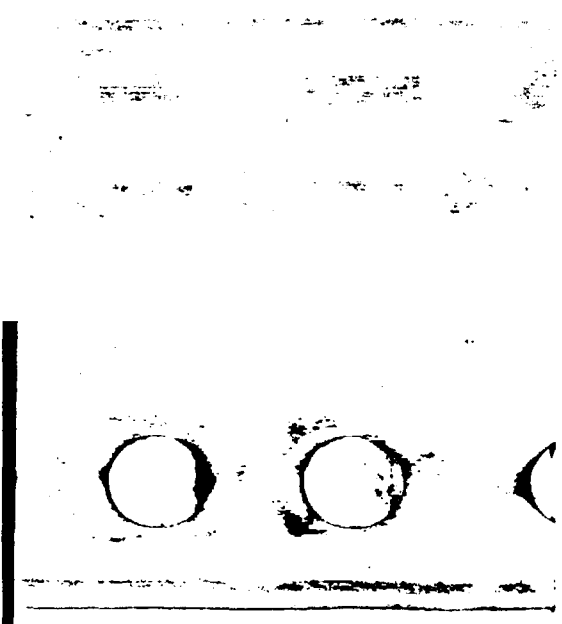
Guaranty Title and Escrow Co.
Suite 105, Priest Lake Professional Building
2711 Murfreesboro Road
Antioch, Tennessee 37013
Phone (615) 367-0595
Phone (615) 367-0697

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 1990, before me personally appeared Connie L. Baker the person who executed the foregoing instrument on behalf of Milton L. Baker, and acknowledged that she executed the same as the free act and deed of the said Milton L. Baker, through Power of Attorney granted her by the said Milton L. Baker.

Notary Public

Commission Expires: 10-9-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

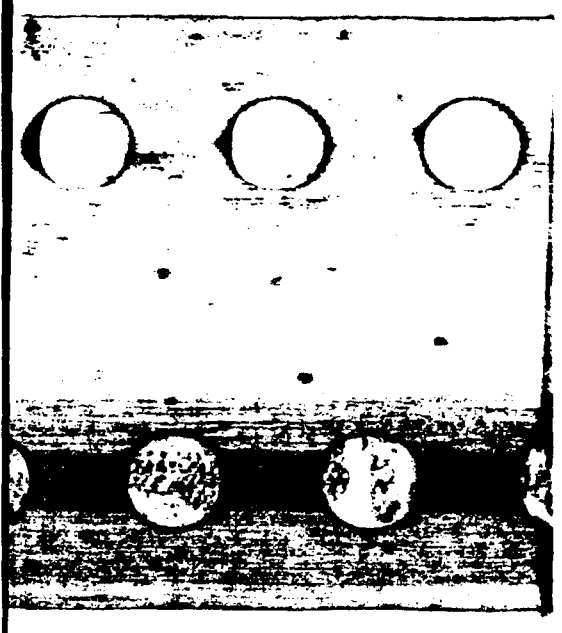
FOR _____

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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 75000.00
				CON TX 247.50
				PRFEE 1.00
				MDEED 6.00
				TOTAL 254.50
				CHECK 254.50

09/10/90 01 13:39 0001 7472



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56125

IDENTIFICATION REFERENCE

SEP 10 1 38 PM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354141