THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

The actual consideration or value whichever is greater, for this transfer is $68,000.00

Joyce P. Baker
Affiant

Subscribed and sworn to before me this the 9th day of February, 1991.

Notary Public

My Commission Expires: 9-30-92

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Joyce P. Baker and husband, Sammie Giles Baker, Jr. 9107 Old Charlotte Pike Pegram, Tennessee 37143	Same	Map 126-00-0 Parcel 031.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Martha E. Flowers, Joyce P. Baker, Linda P. Adams and Dorothy A. Prosser, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Joyce P. Baker and husband, Sammie Giles Baker, Jr., 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 the 9th Civil District of Davidson County, Tennessee, being the south 225 feet of the north 450 feet of a tract of land that was conveyed to J. F. Palmore and wife, by deed of record in Book 412, Page 531, Register's Office for said county, and being designated as Tract No. 3 on an unrecorded survey of a 15.3 acre tract made by George W. Watkins, surveyor, dated May 26, 1961, as follows:

Beginning in the center line of the Old Charlotte Pike at a point, which point is located 450 feet south of the Miller property and the corner of Tract Nos. 3 and 2 of said unrecorded plan; thence with the center of said Pike north 3 degrees west 225 feet to the corner of Tract No. 4; thence with the dividing line with Tract Nos. 4 and 3, south 83 degrees, east 646.5 feet to the Edna Cross land; thence with the Edna Cross land, south 3 degrees 15 minutes west 268 feet to the corner of Tract No. 4; thence with the dividing line between Tracts 2 and 3, north 79 degrees west 648 feet to the center of Old Charlotte Pike, the point of beginning.

Being the same property conveyed to James L. Palmore and wife, Lucille Heins Palmore, by deed from Minnie Palmore Travis, Nannie Sue Palmore Ewing, Mildred Palmore Nixson, W. J. Palmore and Murray F. Palmore by deed of record in Book 3247, Page 47, Register's Office for Davidson County, Tennessee. The said James L. Palmore having died on August 15, 1990, and the said Lucille Heins Palmore having died on January 11, 1967. The grantors herein being the sole heirs at law of James L. Palmore.

The spouse of Martha E. Flowers, John D. Flowers, the spouse of Dorothy A. Prosser, Calvin Prosser, the spouse of Joyce P. Baker, Sammie Giles Baker, Jr., all joining in this instrument to convey any marital interest they might possess in and to the aforedescribed tract of land. Linda P. Adams being an unmarried person.

This being improved property known as 9107 Old Charlotte Pike, Pegram, Davidson County, Tennessee 37143.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the 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, 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. Whenever 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 hands this 9th day of February, 1991.

Martha E. Flowers
MARTHA E. FLOWERS

John D. Flowers
JOHN D. FLOWERS, Spouse of Martha E. Flowers

Joyce P Baker
JOYCE P. BAKER

Sammie Giles Baker Jr
SAMMIE GILES BAKER, JR., Spouse of Joyce P. Baker

Dorothy A. Prosser
DOROTHY A. PROSSER

Calvin Prosser
CALVIN PROSSER, Spouse of Dorothy A. Prosser

Linda P. Adams
LINDA P. ADAMS, an unmarried person

5575 02/11 0101 03CHECK 231.40

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Martha E. Flowers and husband, John D. Flowers, Joyce P. Baker and husband, Sammie Giles Baker, Jr., Dorothy A. Prosser and husband, Calvin Prosser, and Linda P. Adams, an unmarried person, 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 instrument for the purposes therein contained.

Witness my hand and seal at Pegram, Tennessee, this 9th day of February, 1991.

NOTARY PUBLIC

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

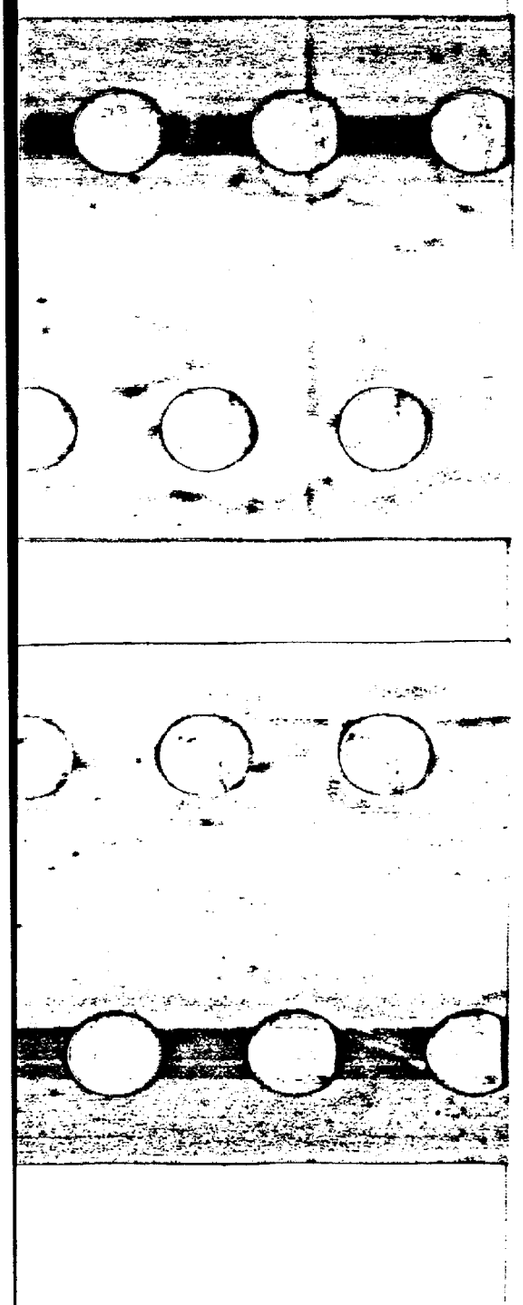
My Commission Expires: 9-30-92

91783

IDENTIF. TREFERENCE

FEB 11 9 27 AM '91

FELIX Z. WILSON II 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	68000.00
CON TX	224.40
PRFEE	1.00
WDEED	6.00
TOTAL	231.40
CHECK	231.40

02/11/91 01 09:26 0001 5575

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91783

IDENTIF. REFERENCE

FEB 11 9 27 AM '91

FELIX Z. WILSON, II
DAVIDSON COUNTY TN.

No. 395894