Box 40

FORM NO. WD-1

BOOK 8414 PAGE 50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 19 91

Notary Public

MY COMMISSION EXPIRES: 11-27-95

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Robert F. Doyle, Atty., 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Bryce R. Holt, Jr. (NAME)	Bryce R. Holt, Jr. (NAME)	Map 104-13-B
401 Bowling Ave. No. 86 (STREET ADDRESS OR ROUTE NUMBER)	401 Bowling Ave. No. 86 (STREET ADDRESS)	Par. 78 CO
Nashville, Tenn. 37205 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee. 37205 (CITY) (STATE) (ZIP)	7DA-71881

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 NANCY L. BAKER, a single person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRYCE R. HOLT, 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 Davidson County, Tenenssee, bieng Unit No. 78 on the Plan of Richmeade Place, Section 5, as shown on a Plat of record in Book 5210, page 141, Register's Office for said County, to which reference is hereby made for a more complete legal description of said property, together with one membership in Richmeade Place Home Owners Association, Inc., a not-for-profit corporation of the State of Tennessee, and all obligations and privileges thereunto belonging or in anywise appurtaining to said membership.

Being the same property conveyed to Nancy L. Baker, unmarried by deed from Kennith S. Innis and wife, Vicki S. Innis as of record in Book 7211, page 834, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties. 2. Declarations of covenants, conditions and restrictions, including, but not limited to, assessment charges and liens of record in Book 4941, page 637, amended in Book 5036, page 338, First Supplement of record in Book 5019, page 946, re-recorded in Book 5039, page 256, Second Supplement, Book 5094, page 473, Third Supplement, Book 5238, page 385, Fourth Supplement, Book 5408, page 210, and Fifth Supplement of record in Book 5733, page 628, Register's Office of Davidson County, Tennessee. 3. All matters shown on the plan of record in Book 5210, page 41, said Register's Office. 4. By-Laws of record in Book 4941, page 689, amended in Book 5036, page 340 and Book 5213, page 945, said Register's Office.

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue, #86, Nashville, Tennessee. 37205
(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 my hand this 5th day of August, 19 91

Nancy L. Baker

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Betty R. Grimes, a Notary Public in and for said County and State, the within named Nancy L. Baker

the bargainor, 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 for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of August, 19 91.

Commission Expires 11-21-92

Betty R. Grimes
Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, 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

NANCY L. BAKER

TO

BRYCE R. HOLT, JR.

ATTORNEYS TITLE
A Minnesota Title Company

SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

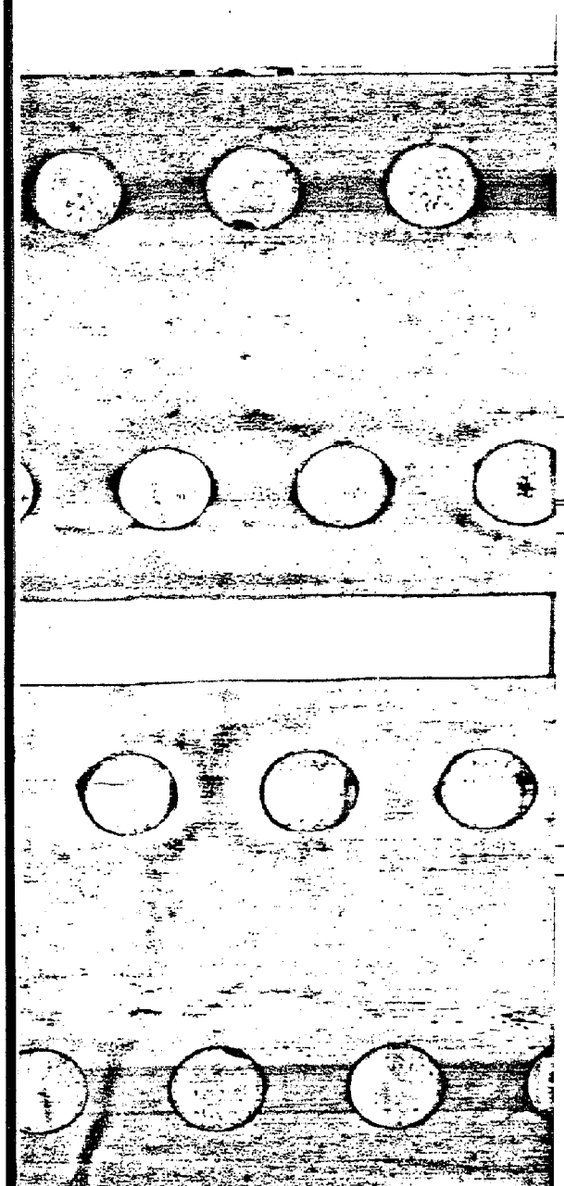
3 6 8 7 0

IDENTIFICATION REFERENCE

AUG 5 3 29 PM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0999 08/05 0101 03CHECK 488.00



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

RECEIVED OF _____

FOR _____

BOOK 8414 PAGE 52

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				130000.00
			CON TX	481.00
			PRFEE	1.00
			WDEED	6.00
			TOTAL	488.00
			CHECK	488.00
08/05/91		01	15:33 0001	0999

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 6 8 7 0

IDENTIFICATION REFERENCE

AUG 5 3 29 PM '91

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 447580