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BOOK 8431 PAGE 958

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 48,295.78

Mary Virginia Broner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF August 19 91

Mark A. Ellmore
Notary Public

MY COMMISSION EXPIRES: March 25, 1995
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Virginia Broner (NAME)	United Carolina Bank (NAME)	MAP 108-08
3150 East Lake Drive (ADDRESS)	P.O. Box 3347 (ADDRESS)	PARCEL 159.00
Nashville, Tennessee 37214 (CITY) (STATE) (ZIP)	Wilmington, NC 28406 (CITY) (STATE) (ZIP)	3D-86190

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, Robert Tyler Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mary Virginia Broner

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 the southerly portion of Lot No. 26 and designated as Tax Assessor's Parcel 159, of the Zone Lot Division of Lots Nos. 22 thru 28 and 68 thru 73, of East Lake Subdivision, Section 3, of record in Plat Book 5800, page 151, amending Plat Book 5200, page 342, 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 Robert Tyler Baker, unmarried, by deed from Pope Mortgage Company of record in Book 7434, page 874, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage deed of trust of record in Book 7434, page 877, Register's Office for Davidson County, Tennessee which the Grantees herein hereby assume and agree to pay. The escrow account in connection with said loan is hereby transferred to the Grantees herein.

This conveyance is made subject to any and all existing easements, restrictions and setback lines of record.

Karen Baker, wife of Robert Tyler Baker joins in this conveyance to convey any and all marital rights, if any.

unimproved ( )
This is improved (X) property, known as 3150 East Lake Drive, Nashville, Tennessee 37214
(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 22nd day of August, 19 91

Robert Tyler Baker by Karen Baker, attorney in fact — Karen Baker

Robert Tyler Baker

DCTN01W 12/88 First Data Systems, Inc. 1-800-626-5427

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 Karen 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 22nd day of August 19 91.

Commission expires March 25 1995

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such 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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of August, 1991, before me, the undersigned Notary Public, personally appeared Karen Baker, known to me of satisfactorily proven to be the person whose name is subscribed as attorney in fact for Robert Tyler Baker, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

March 25, 1995
My commission expires:

Notary Public

8406 08/30 0101 03CHECK 185.71

4323.9

TENNESSEE REFERENCE

AUG 30 10 35 AM '91

WARRANTY DEED

FROM

TO

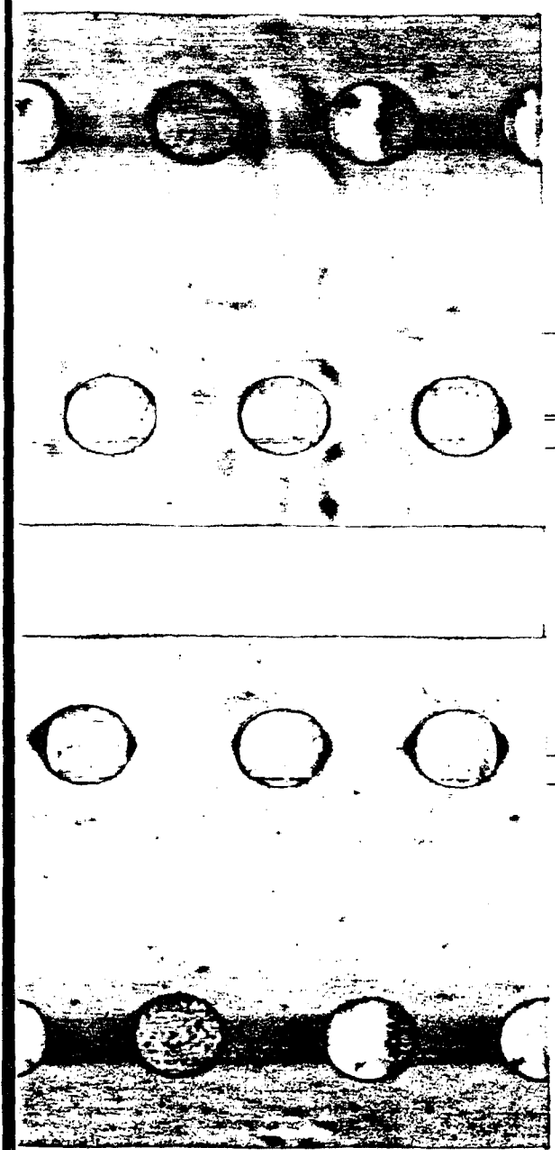
RETURN TO:

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8431 PAGE 960

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 48295.78
CON TX 178.71
PRFEE 1.00
WDEED 6.00
TOTAL 185.71
CHECK 185.71

08/30/91 01 10:40 0001 8406

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43239

IDENTIFICATION REFERENCE

AUG 30 10 35 AM '91

No. 454882