This Instrument Prepared By:

David M. Smythe
Second Floor, Pilcher Building
144 Second Avenue, North
Nashville, TN 37201
(615) 255-4849

SPECIAL WARRANTY DEED

Address New Owner(s) As Follows: Send Tax Bills To: Map-Parcel Nos.

Michael L. Baker Teresa L. Baker 204 New Town Court Antioch, TN 37013	Same	P/O Map 087-00-0 Parcel 074.00

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred is $20,700.00.

Michael L. Baker
Affiant

Subscribed and sworn to before me, this 25th day of March, 1992

David M Smythe
Notary Public - at Large

My Commission Expires: 5-23-94

FOR AND IN CONSIDERATION of the sum of $20,700.00, cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, First American National Bank (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto Michael L. Baker and wife, Teresa L. Baker (hereinafter "Grantees"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows:

> A certain tract of parcel of land in the Fourth Civil District of Davidson County, State of Tennessee and described as follows, to wit:
>
> Being Lot No. Five on the unrecorded plan of the division of the Charles Rowlett and wife property, a plat by John D. McCormick, dated November 5, 1989, and more particularly described as follows:
>
> Said Lot No. Five begins at an iron pin in the westerly margin of Melvin Road, said point also being the northeast corner of this tract which is also the southeast corner of Lot No. 4 as conveyed in Book 8030, Page 215, said Register's office; thence with the westerly margin of Melvin Road S 4° 06' 16" W 278.48 feet to a cedar tree, said point being the southeast corner of this tract and the northeast corner of Lot No. Six; thence leaving the westerly margin of Melvin Road and running with the northerly boundary of Lot No. Six thence N 84° 18' 20" W 834.35 feet to an iron pin, said point being the southwest

corner of this tract and the northwest corner of Lot No. Six; thence N 5° 28′ 40" E 274.00 feet to an iron pin, said point being the northwest corner of this tract; thence S 84° 36′, 30" E 827.69 feet to the point of beginning and containing 5.270 acres, more or less.

Being a portion of the same property conveyed to First American National Bank by Successor Trustee's Deed of record in Book 8557, Page 916, Register's office for Davidson County, Tennessee.

This is unimproved property which is formerly part of the property with a mailing and street address of 4329 Central Pike, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest to the said Grantees, their successors and assigns forever, and Grantor covenants that it is lawfully seized and possessed of said real estate, has good right to convey it, and that same is unencumbered except for those encumbrances of record, including, but not limited to, the following:

1. All Metropolitan Davidson County Ad Valorem taxes for the property which remain unpaid at the time of this conveyance.

2. All matters which would be disclosed by a survey of the property.

3. All easements, restrictions, set back requirements or other conditions of record in the Davidson County Register of Deeds offices.

Grantor further covenants and binds itself, its successors and representatives to specially warrant and defend the title of said property only to the extent and from the date the Grantor acquired the subject property, to the said Grantees, their successors and assigns against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF Grantor has executed this instrument by causing its name to be signed by a duly authorized officer this 25th day of March, 1992.

FIRST AMERICAN NATIONAL BANK

By: _____

Title: Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, DAVID M. Smythe, a Notary Public for the State of County aforesaid, personally appeared Karen Boring with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice-President of First American National Bank, the within named bargainor, a corporation, and that She as such officer being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such Vice-President.

Witness my hand and official seal at office this 25th day of March, 1992.

David M Smythe
Notary Public - at Large

My Commission Expires: 5-23-94

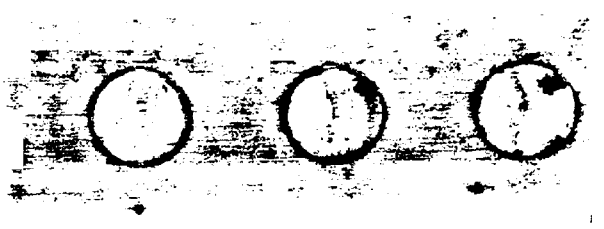
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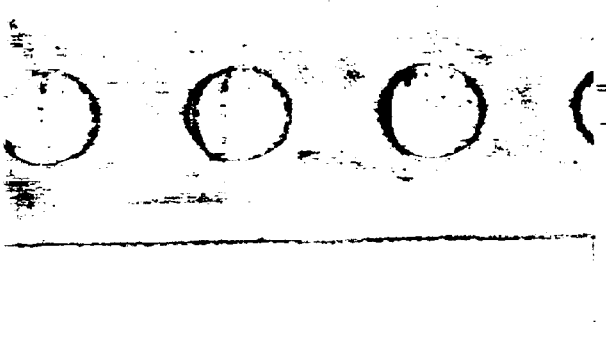
IDENTIFICATION REFERENCE

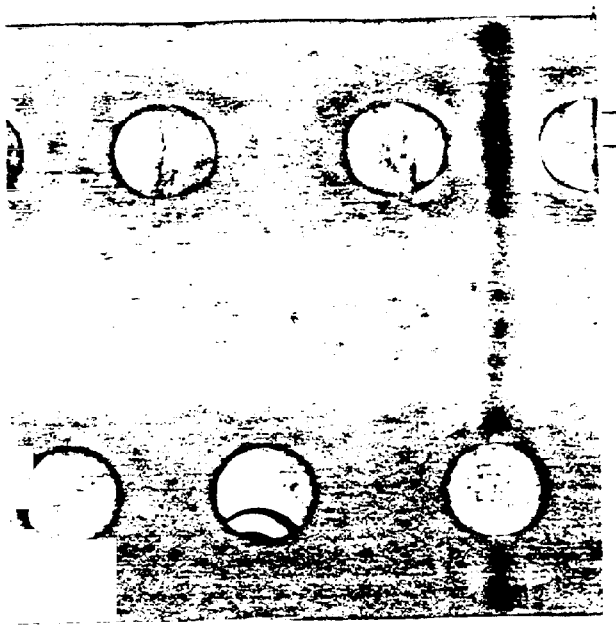
MAR 25 2 03 PM '92

DAVIDSON COUNTY, TN

0115 03/25 0101 03CHECK 86-59







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

RECEIVED OF _____

FOR _____

BOOK 8583 PAGE 294

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 20700.00
CON TX 76.59
PRFEE 1.00
WDEED 9.00
TOTAL 86.59
CHECK 86.59

03/25/92 01 14:03 0001 0115

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95531

IDENTIFICATION REFERENCE

MAR 25 2 03 PM 19__

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 514501

[redacted]