This Instrument Prepared By:

Lehman Land Title, Inc.
5211 Maryland Way, Suite 1060
Brentwood, TN 37027

FILE BOX
#52

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James H. Baker	ITT Bowest Corporation	150-3-50
(NAME) 3324 Timber Trail	(NAME) 3301 North Torrey Pines Ct.	
(STREET ADDRESS OR ROUTE NUMBER) Antioch, TN 37013	(STREET ADDRESS) LaJolla, CA 92037-1021	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100---------- ----------($10.00)---------- *Dollars.*

Cash in hand paid by James H. Baker and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged, and for a further consideration the said James H. Baker have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $54,100.00 secured by a deed of trust of record in Book 5980, page 12, Register's Office for Davidson County, TN.

James P. Walsh and Harvey Lewis

have this day bargained and sold, and do hereby transfer and convey unto the said James H. Baker

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 45 on the Plan of The Country, Section 2, as of record in Book 5050, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 36.65 feet on the westerly margin of Timbertrail and extends back 129.90 feet on the southerly line and 112.03 feet on the northerly line to a broken line in the rear measuring 181.16 feet thereon.

Being the same property conveyed to James P. Walsh and Harvey Lewis by deed from Roy Bruce Floyd, Jr. and wife, Linda C. Floyd of record in Book 5988, Page 194, Register's Office for Davidson County, Tennessee.

James Walsh and James P. Walsh are one in the same person

Harvey Lewis and Harvey M. Lewis are one in the same person

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value whichever is greater, for this transfer is $ 63,187.00
Subscribed and sworn to before me this the 31st *day of* July *19*92
Affiant James P. Baker
Notary Public Judy A. Lehman
My Commission expires: 5/15/95 *(Affix Seal)*

NOTARY PUBLIC AT LARGE

unimproved ( )
This is improved (X) property, known as 3324 Timber Trail Antioch, TN 37013
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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 31st *day of* July *, 19* 92 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James P. Walsh by his Attorney-in-Fact Brenda Y. Lindal
James P. Walsh

Harvey Lewis by his Attorney-in-Fact Brenda Y. Lindal
Harvey Lewis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

_____

_____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19* _____

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____, *a Notary Public of 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* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19* _____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st *day of* July, *19* 92 *before me, the undersigned, a Notary Public in and for said County and State, personally appeared* Brenda Y. Tindall, *to me known (or proved by me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of* Harvey Lewis, *and acknowledged that* she *executed the same as the free act and deed of said* Harvey Lewis.

Witness my hand and official seal at Brentwood, *Tennessee, this* 31st *day of* July, *19* 92.

_____ *Notary Public*

My Commission Expires 5/15/95

STATE OF TENNESSEE COUNTY OF WILLIAMSON

On this 31st day of July 1992, before me, the undersigned, a Notary Public in and for said County and State personally appeared Brenda Y. Tindall, to me known (or proved to me on the basis of satisfactory eveidence) to be the person who executed the foregoing instrument in behalf of James P. Walsh, and acknowledge that she executed the same as the free act and deed of said James P. Walsh.

Witness my hand and official seal at Brentwood, Tennessee this 31st day of July, 1992.

My Commission Expires: 5/15/95

Notary Public

3390 5

WARRANTY DEED

FROM IDENTIF. REFERENCE

TO

AUG 4 1 47 PM '92

FEE DAVIDSON COUNTY TN.

7434 08/24/0101 03CHECK 242.84

Compliments of
LEHMAN LAND TITLE, INC.
155 Franklin Road, Suite 151
Brentwood, Tennessee 37027
Phone (615) 371-8999

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

RECEIVED OF _____

FOR _____

BOOK 8693 PAGE 400

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 63187.00
CON TX 233.84
PRFEE 1.00
WDEED 8.00
TOTAL 242.84
CHECK 242.84

08/04/92 01 13:48 0001 7434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

33905

IDENTIF. REFERENCE

AUG 4 1 47 PM '92

FELIX Z. WILSON
DAVIDSON COUNTY TN.

No. 557255