baker2[200,3]

THIS INSTRUMENT PREPARED BY: Clark H. Tidwell, 213 Fifth Avenue, North, Nashville, Tennessee 37219.

WARRANTY DEED

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Franklin Baker, Et Ux	(Same)	56-P/o-34
5171 Old Hickory Blvd.		
Nashville, TN 37218		

For and in consideration of love and affection, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, CLARA C. BAKER, a widow, ("Grantor" herein), have bargained and sold, and by these presents do transfer and convey unto JOHN FRANKLIN BAKER and wife, GLORIA ANNE MARAKIS BAKER, ("Grantees" herein), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" for Property Description

This is unimproved property, known as 5171 Old Hickory Blvd., Nashville, TN 37218.

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 I do covenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered; and I do further covenant and bind myself, my 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.

Witness my hand this the 9th day of September 1992.

Clara C. Baker
CLARA C. BAKER

4445.9

IDENTIFICATION REFERENCE
Sep 9 12 55 PM '92
CAMPBELL COUNTY, TN

PICK-UP

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in property transferred, whichever is greater, is $8,000, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale,

Clara Claire Merkin Baker
Affiant

Subscribed and sworn to before me,
this 9th day of Sept.,
1992.

B. Edwards - Dep. Reg.
~~Notary Public~~

~~My Commission Expires:~~ _____

* * * * * *

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, the within named CLARA C. 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 4th day of September, 1992.

Margaret C. Holt
Notary Public

DAVIDSON COUNTY, TENN. NOTARY PUBLIC MARGARET C. HOLT

My Commission Expires: 3/27/93

EXHIBIT "A"

BEGINNING at an iron pin, said pin being in the northwesterly margin of Old Hickory Boulevard;

THENCE, with said margin of Old Hickory Boulevard, South 22 degrees 09 minutes 12 seconds West, 646.95 feet to an iron pin;

THENCE, leaving said margin of Old Hickory Boulevard, North 63 degrees 45 minutes 00 seconds West, 688.35 feet to an iron pin;

THENCE, North 03 degrees 20 minutes 38 seconds East, 494.13 feet to an iron pin;

THENCE, South 81 degrees 16 minutes 52 seconds East, 269.80 feet to an iron pin;

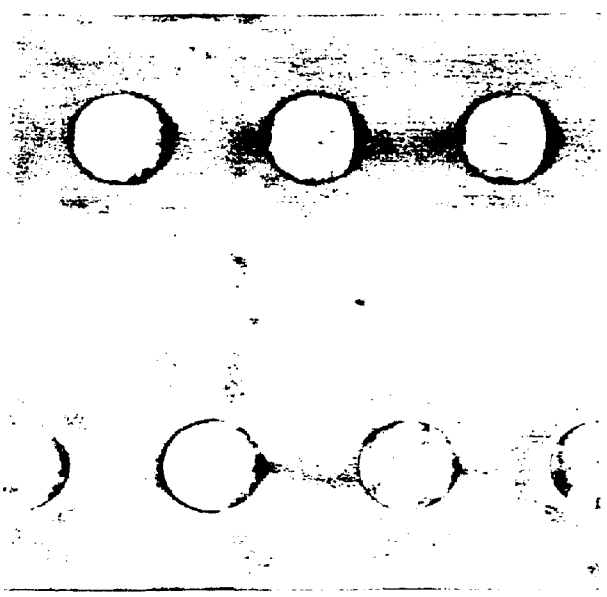
THENCE, South 75 degrees 06 minutes 08 seconds East, 436.80 feet to an iron pin;

THENCE, South 72 degrees 29 minutes 06 seconds East, 150.69 feet to the point of beginning, containing 10.13 acres, more or less.

BEING, a portion of the property conveyed to J. Frank Baker and wife, Clara C. Baker, by deed from W.R. McInturff, Sr., and wife Eula McInturff, of record in Book 3835, page 267, of the Register's Office of Davidson County, Tennessee.

The said J. Frank Baker is deceased.

5185 09/09 0101 03CHECK 42.60



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

RECEIVED OF _____

FOR _____

BOOK 8726 PAGE 4

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	8000.00
			CON TX	29.60
			PRFEE	1.00
			WDEED	12.00
			TOTAL	42.60
			CHECK	42.60

09/09/92 01 12:59 0001 5185

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 4 4 S 9

IDENTIFICATION REFERENCE

SEP 9 12 59 PM '92

JOE Z. WILSON, II REG. OFF.
DAVIDSON COUNTY, TN

No. 568853