WARRANTY DEED

THIS INSTRUMENT PREPARED BY BOOK 8799 PAGE 466

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CHARLES F. BAKER	NEW OWNERS	Map 103-15-B
(NAME)	(NAME)	
4487 Post Place #126		Parcel 126
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205		
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, JOAN C. VERNER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO CHARLES F. BAKER AND WIFE, MARY BAKER

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 126 on the Plan of Lion's Head Condominium Apartments of record in Plat Book 5200, page 82, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Lion's Head Condominium Apartments, a horizontal property regime established by Master Deed of record in Book 5340, page 70, corrected in Book 5342, page 683, said Register's Office.

Being the same property conveyed to Joan C. Verner by deed from Jane V. Haile, unmarried of record in Book 6693, page 430, said Register's Office.

This conveyance is made subject to (1) Covenants, Conditions, Restrictions and Agreements of record in Book 5342, page 70, corrected in Book 5342, page 683; (2) Charter of record in Book 5342, page 2; (3) Easements of record in Book 6909, page 212, Book 7196, page 827, Book 3324, page 527, Book 3376, page 102, Book 3969, page 788, Book 4995, page 32, Book 4889, page 140, and Book 4675, page 134; and (4) All matters appearing on the Plan of record in Plat Book 5200, page 82, said Register's Office.

Walter D. Verner, spouse of Joan C. Verner, joins in the execution of this instrument for the purpose of conveying any interest he may have in the subject property by virtue of his marriage to the said Joan C. Verner.

68961

IDENTIFICATION REFERENCE

Dec 1 9 51 AM '92

DAVIDSON COUNTY, TN

6392 12/01 0101 03CHECK 416.00

unimproved ( )
This is improved (XX) property, known as 4487 Post Place #126, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 23rd day of November, 19 92

Joan C Verner
JOAN C. VERNER

Walter D. Verner
WALTER D. VERNER

STATE OF TENNESSEE
COUNTY OF Williamson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOAN C. VERNER AND WALTER D. VERNER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 23rd day of November, 19 92.

My commission expires 1-22-95 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF November, 19 92.

MY COMMISSION EXPIRES: 1-22-95
(AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JOAN C. VERNER

TO CHARLES F. BAKER AND WIFE, MARY BAKER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

#11207

FILE: Box 38



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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 110000.00
CON TX 407.00
PRFEE 1.00
WDEED 8.00
TOTAL 416.00
CHECK 416.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/01/92 01 09:49 0001 6392

6896.1

IDENTIFT REFERENCE

DEC 1 9 51 AM '92

DAVIDSON COUNTY, TN

No. 595659