PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (KD) (Title No: 32822)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 182000.00

Affiant

Sworn and subscribed before me this 12th day of February, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:
David F. Baker
Melanie S. Baker
1101 Bedfordshire Court
Nashville, Tennessee 37221

RESPONSIBLE FOR PAYMENT OF TAXES:
SAME

MAP-PARCEL NUMBERS
142-16A-065

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kenneth H. Maloy and spouse, Dorothy W. Maloy,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David F. Baker and spouse, Melanie S. Baker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 65 on the plan of Phase 2 of Devon Park, a Planned Unit Development , of record in Book 6250, Page 432, Register's Office for said County and to whioch plan and record thereof reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth H. Maloy and wife, Dorothy W. Maloy by deed from Andrews-Pruett, a partnershio of record in Book 7488, Page 743, Register's Office for Davidson County, Tennessee.

SUBJECT to Covenants, Conditions and Restrictions contained in instrument of record in Book 6176, Page 7 and amended in Book 6541, Page 542, Book 6967, Page 156, said Register's Office.

Subject to a first mortgage deed of trust to Jeffrey W. Combos, Trustee, of record in Book 7600, page 835 and re-recorded in Book 7607, page 835, said Register of Deeds.

This instrument is executed on behalf of Dorothy W. Maloy by Kenneth H. Maloy as her Attorney in Fact pursuant to a Power of Attorney being recorded simultaneously herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference.

This is improved property, known as: 1101 Bedfordshire Court, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of February, 1993.

Kenneth H. Maloy

Dorothy W. Maloy, by Kenneth H. Maloy, her Atty-in-Fact

State of Tennessee
County of Davidson

On this 12th day of February, 1993, before me the undersigned authority, personally appeared **Kenneth H. Maloy**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Sept 16, 1995

Notary Public

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 **Kenneth H. Maloy**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Dorothy W. Maloy**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, on February 12, 1993.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

9256.8

IDENTIFICATION REFERENCE

FEB 16 9 45 AM '93
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

FROM: Kenneth H. Maloy and Dorothy W. Maloy

TO: David F. Baker and Melanie S. Baker

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by the principal's death, disability, or incapacity.

Further the Affiant Saith not.

References to the singular include the plural, when applicable.

Kenneth H. Maloy
Kenneth H. Maloy, Affiant

Sworn to and subscribed before me

on February 12, 1993.

Christy Wilkins Ivey
Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3882 02/16 0101 03CHECK 682.40





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

RECEIVED OF _____

FOR _____

BOOK 8865 PAGE 608

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 182000.00
CON TX 673.40
PRFEE 1.00
WDEED 8.00
TOTAL 682.40
CHECK 682.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/93 01 09:44 0001 3882

FEB 16 9 45 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE!

9 2 5 6 8

No. 621518