BOOK 875 PAGE 992

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF January 1993.

Notary Public

MY COMMISSION EXPIRES: July 23, 1994

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
FRANK M. NEWMAN, ATTY., 2623 Lebanon Road, Donelson, Tennessee 37214
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert E. Baker (NAME)	same (NAME)	Map 93-09
107 Graybar Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 330
Nashville, TN 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	08W 08234

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, WE, JAMES HOWARD BAKER, CHARLES DONALD BAKER and JAMES OTIS BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. BAKER and ALICE BAKER BAGWELL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a three-fifths undivided interest in a tract or parcel of land in said County, being Lot No. 102 and part of Lot No. 104 on McNairy's Plan of West Nashville as of record in Book 9, Pages 322 and 323 in the Register's Office for said County.

Said Lot No. 102 and part of Lot No. 104 adjoin and front together 75 feet on the northerly side of McGavock Street and run back between parallel lines 169 feet on the westerly margin of 12 Avenue South, to an alley in the rear.

Being the same property conveyed to J. W. Parker and wife, Margaret Baker Parker, by deed from Mary G. Graves et al as of record in Book 172, page 235 in said Register's Office; and having passed by the will of Margaret Baker Parker as surviving tenant by the entireties, to the grantors and grantees herein in equal shares, said will of Margaret Baker Parker of record in Will Book 180, page 200 in the office of the Probate Clerk of Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 107 McGavock St., Nashville, Tenn. 37203
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 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 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. 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.

Witness our hand s this 2nd day of January, 1993

Charles Donald Baker

James Otis Baker

James Howard Baker

STATE OF TENNESSEE
Davidson County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES HOWARD BAKER, CHARLES DONALD BAKER and JAMES OTIS BAKER

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 24th day of February 19 93

Commission expires July 23, 1994

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

7359 03/01 0101 ORCHECK 122.22

WARRANTY DEED

FROM

JAMES HOWARD BAKER, CHARLES DONALD BAKER & JAMES OTIS BAKER

TO

ROBERT E. BAKER and ALICE BAKER BAGWELL

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DAVIDSON COUNTY, TN
RECEIVED

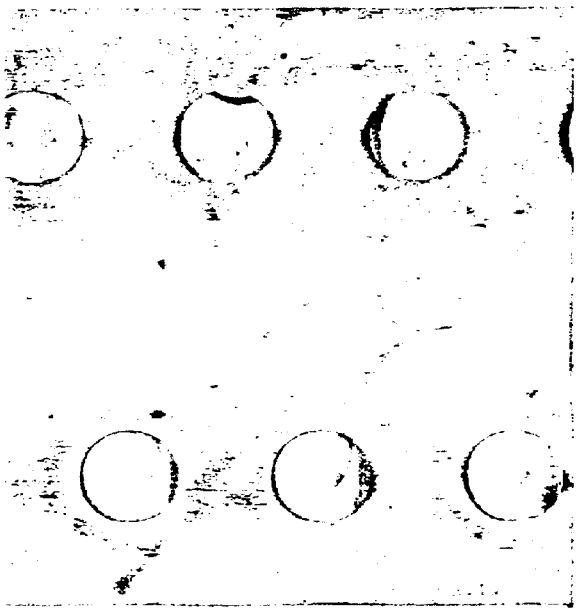
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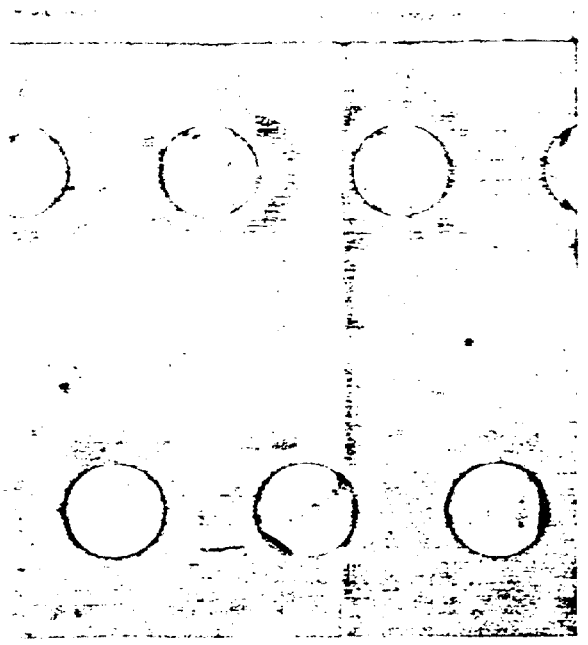
IDENTIFICATION REFERENCE

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

9 9 2 0 6

PICK-UP





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	30600.00
			CON TX	113.22
			PRFEE	1.00
			WDEED	8.00
			TOTAL	122.22
			CHECK	122.22
03/01/93	01	12:34 0001	7959	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96206

IDENTIFICATION REFERENCE

MAR 1 12 35 PM '93

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

No. 625551