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: (cmw) (Title No: 33148)
Dav. Co. File: Box 8

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 198000.00

James G. Baker, III
Affiant

Sworn and subscribed before me this
2nd day of June, 1993.

Notary Public

My Comm. Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

ADDRESS NEW OWNER:	RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NUMBERS
James G. Baker, III Valerie Ann Baker 3606 Sperry Avenue Nashville, Tennessee 37215	Leader Federal Bank for Savings P.O. Box 2926 Memphis, Tennessee 38101-2926	117-05-0 008

BOOK 8971 PAGE 478

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 **Louisa Cavett Shaefer**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James G. Baker, III and spouse, Valerie Ann 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. 51 on the map of the Henry Sperry Subdivision as of record in Book 974, page 21, Register's Office for said County.

SAID Lot No. 51 fronts 100 feet on the northerly side of Sperry Avenue and runs back 188 feet 2 inches on the easterly line and 173 feet 3 inches on the westerly line to a dead line, measuring 101 feet 2 inches thereon.

BEING the same property conveyed to Louisa Cavett Shaefer by deed from Walter Keith Crawford, Jr. and wife, Frances E. Crawford of record in Book 4810, page 489, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

This conveyance is subject to an easement for sanitary sewers and/or storm drainage of record in Book 3914, page 101, said Register's Office and to any and all matters shown on the herein referenced Plan of record in said Register's Office.

This instrument is executed on behalf of Louisa Cavett Shaefer by Whit Clark as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

3651 06/04 0101 03CHECK 741.60

This is improved property, known as: 3606 Sperry Avenue, Nashville, Tennessee 37215

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 2nd day of June, 1993.

Louisa Cavett Shaefer

Louisa Cavett Shaefer, By: Whit Clark, Atty-In-Fact

State of Tennessee
County of Davidson

On this 2nd day of June, 1993, before me the undersigned authority, personally appeared , 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 **Whit Clark**, 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 **Louisa Cavett Shaefer**, as Attorney-in-Fact, as the free act and deed of the said Principal.

Witness my hand and official seal at Nashville, Tennessee, this the 2nd day of June, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT "A"
To
WARRANTY DEED

FROM: Louisa Cavett Shaefer

TO: James G. Baker, III and Valerie Ann 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.

Whit Clark, Affiant

Sworn to and subscribed before me this

2nd day of June, 1993.

Notary Public

My Commission Expires: Sept 16, 1995

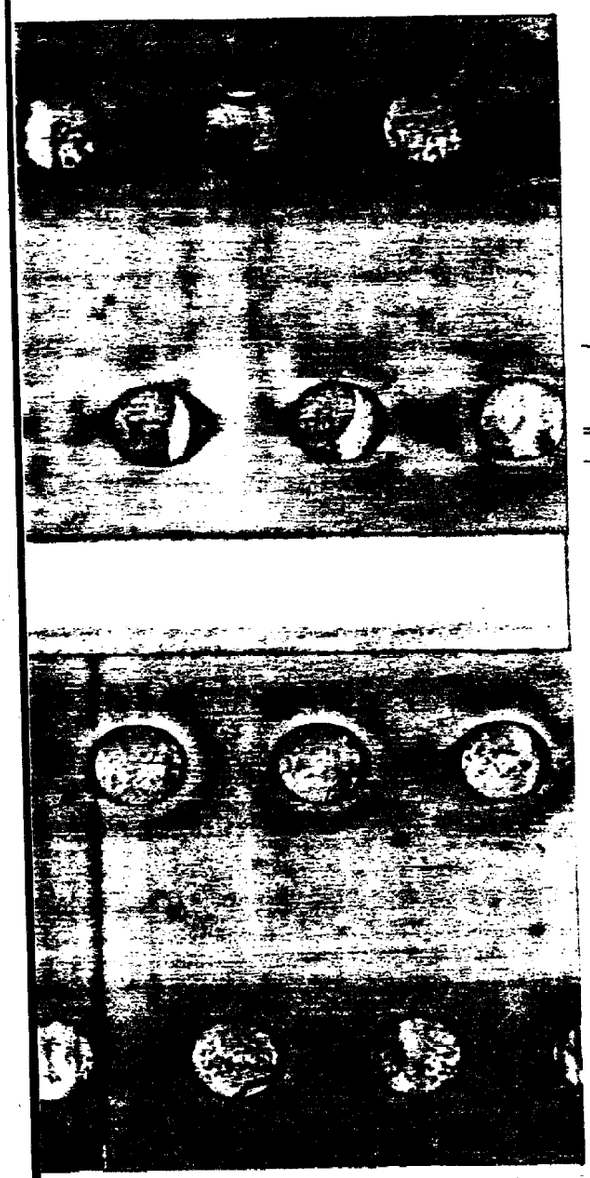
CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JUN 4 11 58 AM '93

ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

26788



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

RECEIVED OF _____

FOR _____

BOOK 8971 PAGE 480

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	
				198000.00
			CON TX	732.60
			PRFEE	1.00
			MDEED	8.00
			TOTAL	741.60
			CHECK	741.60
06/04/93		01	11:58	0001 3651

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2.6.7.8.8

IDENTIFI REFERENCE

JUN 4 11 58 AM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 658988