File 11601 File Box 38

WARRANTY DEED

BOOK 8973 PAGE 298

THIS INSTRUMENT PREPARED BY

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
LEE ALAN PETTIT (NAME)	ATLANTIC COAST MORTGAGE COMPANY (NAME)	Map 141-12-B
7116 Bay Cove Trail (STREET ADDRESS OR ROUTE NUMBER)	12700 Fair Lakes Circle, Ste 400 (STREET ADDRESS)	Parcel 37
Nashville, Tennessee 37221 (CITY) (STATE) (P. O. ZIP)	Fairfax, Virginia 22033 (CITY) (STATE) (ZIP)	F.B. 9D68691

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, JESSE B. BAKER AND WIFE, LEIGH ANN BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LEE ALAN PETTIT AND WIFE, KELLY PETTIT

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 Lot No. 30 on the Plan of Phase 2 Southampton, as of record in Plat Book 5200, page 595, amended in Book 6150, page 298, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Jesse B. Baker and wife, Leigh Ann Baker by deed from Carole D. Fisher, unmarried of record in Book 7418, page 3, said Register's Office.

This conveyance is made subject to: (1) 1993 Taxes, which have been prorated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 6120, page 430, corrected in Book 6189, page 940; (3) By-Laws of record in Book 6355, page 517; (4) Dedication of common area of record in Book 7385, page 769; (5) Charter of record in Book 6323, page 132; and (6) All matters appearing on the Plan of record in Plat Book 5200, page 595, amended in Book 6150, page 298, said Register's Office.

4377 06/07 0101 03CHECK 345.70

JUN 7 12 25 PM '93
VIVA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2.7.4 5.6.

This is improved (X) unimproved ( ) property, known as 7116 Bay Cove Trail, Nashville, Tennessee 37221

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 28th day of May, 19 93

Jesse B. Baker
JESSE B. BAKER

Leigh Ann Baker
LEIGH ANN BAKER

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, JESSE B. BAKER AND WIFE, LEIGH ANN BAKER

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 28th day of May, 19 96.

My commission expires 11/20/96 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 $ 91,000.00

Lee Alan Pettit
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 1996.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

WARRANTY DEED

FROM JESSE B. BAKER AND WIFE, LEIGH ANN BAKER

TO LEE ALAN PETTIT AND WIFE, KELLY PETTIT

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



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 91000.00
CON TX 336.70
PRFEE 1.00
WDEED 8.00
TOTAL 345.70
CHECK 345.70

06/07/93 01 12:26 0001 4377

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 7 4 5 6

IDENTIFICATION REFERENCE

JUN 7 12 25 PM '93

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 659702