ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
Carl A. Baker	Leader Mortgage Company	MAP and PARCEL
Deborah J. Baker	Attn: Tax Dept.	
4900 Cimarron Way	1015 Euclid Avenue	162-03-0-034.00
Antioch, TN 37013	Cleveland, OH 44115	

This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park
2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Bobby D. Owen and Tiffani D. Owen, Husband and Wife** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Carl A. Baker and Deborah J. Baker, Husband and Wife** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 127 on the Plan of Apache Hills, Section 3 as of record in Book 4175, Page 9, Register's Office for said County to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Bobby D. Owen and wife, Tiffani D. Owen, by deed from George W. Copeland and wife, Katherine J. Copeland, of record in Book 7218, Page 553, Register's Office for Davidson County, Tennessee.

This is property with a common address of 4900 Cimarron Way, Antioch, TN 37013.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING: 1) Property taxes for the current year, said taxes being held in escrow and payment of same being assumed by the Grantees; 2) The Plan of Record in Book 4175, Page 9, said Register's office and all matters therein; 3) Restrictive Covenants of record in Book 4225, Page 657; Book 4361, Page 162; Book 4454, Page 301, said Register's Office; 4) Deed of Trust executed by Bobby D. Owen and wife, Tiffani D. Owen, to Steven G. Waters, Trustee of record in Book 7218, Page 556, dated April 24, 1987, and secured to Mortgage Trust Company in the principal amount of $63,733.00.

It is understood and agreed between the parties that part of the consideration for this conveyance is the assumption by the Grantee(s) of an indebtedness secured by deed of trust of record in Book 7218, page 556, said Register's office.

Except for a certain mortgage to Leader Mortgage Company recorded in Book 7218, Page 556, of the mortgage records of Davidson County, Tennessee, the unpaid balance of the Grantees hereby jointly and severally assume and agree to pay as part of the consideration herein, the Grantees also jointly and severally hereby assume the obligations of Owen, Bobby D., under the terms of the instruments creating the loan to indemnify the Federal Housing Administration to the extent of any claim payment arising from the guarantee or insurance of the indebtedness above mentioned.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $66,989.82

X Carl A. Baker
Affiant

Subscribed and sworn before me this 1st day of July, 1993.

Cindy S. Smith
Notary Public

My Commission Expires: 7-23-94

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **1st** day of **July, 1993**.

Bobby D. Owen

Tiffani D. Owen

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Bobby D. Owen and Tiffani D. Owen, Husband and Wife** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at **Nashville,**, Tennessee, this **1st** day of **July, 1993**.

Notary Public
My Commission Expires: 7-23-94

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named , with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Attorney-In-Fact of , and is authorized by to execute this instrument on his/her behalf.

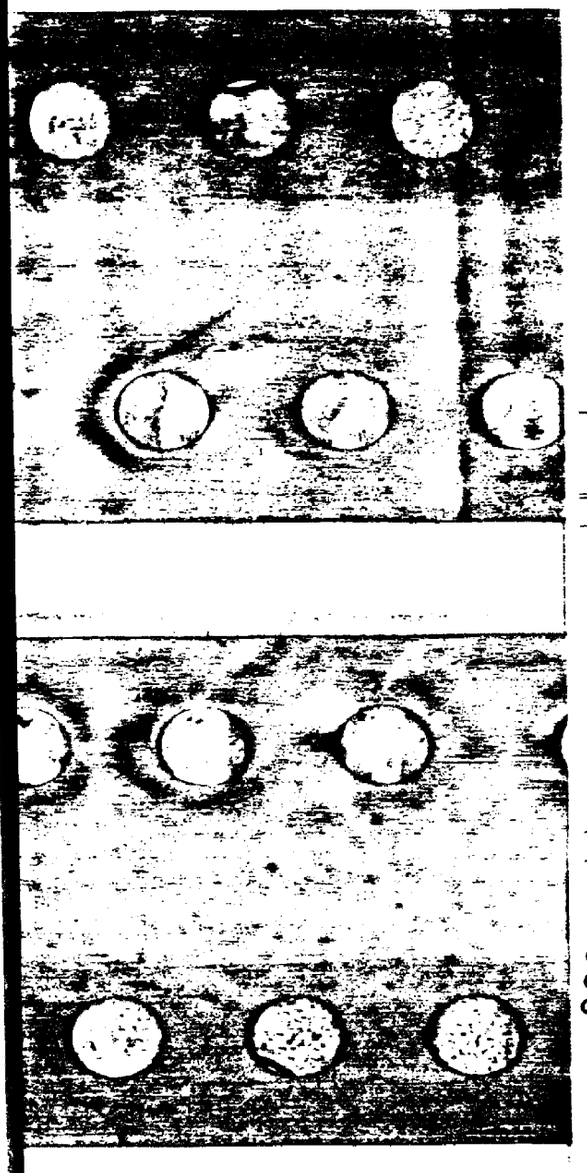
Witness my hand and official seal at **Nashville,**, Tennessee, this **1st** day of **July, 1993.**

Notary Public
My Commission Expires:

38308
IDENTIF. ↑ REFERENCE

File No. 93[illegible]258
93 JUL -7 AM 11:27
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0867 07/07 0101 03CHECK 256.



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

RECEIVED OF _____

FOR _____

BOOK 9006 PAGE 350

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	66989.82
			CON TX	247.90
			PRFEE	1.00
			MDEED	8.00
			TOTAL	256.90
			CHECK	256.90
07/07/93	01		09:27 0001	0867

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

38308
IDENTIF. ↑ REFERENCE

93 JUL -7 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 671321