FILE BOX 38

FIRST TITLE AND ESCROW COMPANY, INC.

WARRANTY DEED

BOOK 9034 PAGE 803

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

11782

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LARRY E. BAKER	WALKER MORTGAGE, INC.	141-6-A
(NAME)	(NAME)	
7707 Poplar Ridge Drive	Two Maryland Farms, Suite 121	3
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37221	Brentwood, Tennessee 37027	9D 81619
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

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, KARL E. HAURY, JR., D/B/A KARL E. HAURY, JR., BUILDER, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LARRY E. BAKER AND WIFE, ROBIN S. BAKER

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. 12 on the Plan of (Revised) Section One Poplar Ridge, as of record in Plat Book 7900, page 206, corrected by surveyor's certificate of correction in Book 8292, page 973, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Karl E. Haury, Jr., D/B/A Karl E. Haur, Jr., Builder, by deed from Weldon Construction, Inc., A Tennessee Corporation of record in Book 8918, Page 545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) 1993 Taxes, which have been proprated and assumed by the Grantees; (2) Covenants, Conditions and Restrictions of record in Book 8113, page 105; (3) Easements of record in Book 8292, page 975, in Book 7601, page 402, in Book 787, page 17, in Book 4364, page 895, in Book 4116, page 151, and in Book 3003, page 185; (4) By-Laws of record in Book 8113, page 116; (5) Dedication of common area of record in Book 8292, page 969; (6) Charter of record in Book 8232, page 501; (7) All matters appearing on the Plan of record in Plat Book 7900, page 206, corrected by surveyor's certificate of correction in Book 8292, page 973, said Register's Office.

Judy B. Haury, spouse of Karl E. Haury, Jr., joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Karl E. Haury, Jr.

47800

IDENTIF. & REFERENCE

93 AUG -3 PM 2:46
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX) unimproved ( ) property, known as 7707 Poplar Ridge Drive, 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 30th day of July, 19 93

Karl E. Haury, Jr.

Judy B. Haury

BOOK 9034 PAGE 804

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Karl E. Haury, Jr., and wife, Judy B. Haury 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 30th day of July, 19 93.

My commission expires 1-22-95 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 _____

5205 08/03 0101 03CHECK 334.23

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 87,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July, 1993

MY COMMISSION EXPIRES: 1-22-95 (AFFIX SEAL)

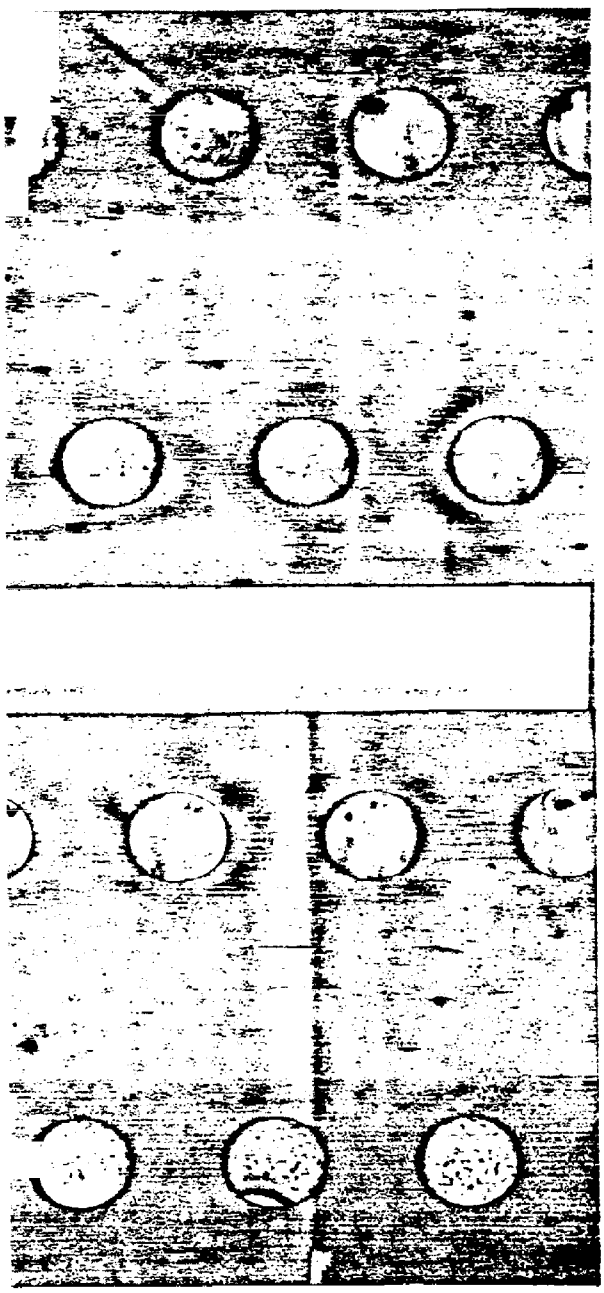
Notary Public

WARRANTY DEED

FROM KARL E. HAURY, JR.

TO LARRY E. BAKER AND WIFE, ROBIN S. BAKER

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 928
BRENTWOOD, TENNESSEE 37024-0926



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

RECEIVED OF _____

FOR _____

BOOK 9034 PAGE 805

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	87900.00
CON TX	325.23
PRFEE	1.00
WDEED	8.00
TOTAL	334.23
CHECK	334.23

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 5205

47800
IDENTIF. ↑ REFERENCE

93 AUG -3 PM 2:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 681598