OLD REPUBLIC
National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00

Daniel Eugene Baker Sr.
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September, 19 93.

Cheryl L. Chaffin
NOTARY PUBLIC

My Commission expires: 5-28-95

THIS INSTRUMENT PREPARED BY

Robert F. Doyle, Attorney, 301 Stahlman Building, Nashville, Tennessee. 37201
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Daniel Eugene Baker, Sr. (NAME)	Daniel Eugene Baker, Sr. (NAME)	Map 72-12
1725 Hanover Street (ADDRESS)	1725 Hanover Street (ADDRESS)	Par. 14
Nashville, Tennessee. 37216 (CITY) (STATE) (ZIP)	Nashville, Tennessee. 37216 (CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 25,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BETTIE MAE BAKER HART WINNETT and LOIS ANN BAKER MOSS, CO-EXECUTRICES OF THE ESTATE OF FRANCES MAYBELL BAKER, deceased

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

DANIEL EUGENE BAKER, SR., a single person

hereinafter called the **GRANTEES**, their 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. 77 on the Map showing subdivision of The Waters Place - on Maxey Lane as of record in Book 332, pages 136 and 137, of the Register's Office for Davidson County, Tennessee.

Said Lot No. 77 fronts 58.9 feet on the northerly side of Hanover Avenue and runs back between lines 131.1 feet on the westerly line and 126 feet on the easterly line with the westerly margin of an alley to a line on the rear on which it measures 60 feet thereon.

Being the same property conveyed to Maybell Baker by deed from Bransford Realty Company of record in Book 694, page 186, said Register's Office. Maybell Baker being one and the same person as Frances Maybell Baker who died testate on March 6, 1993 and by will of record in Will Book 185, page 559, Case No. 93P804 Probate Court Clerk's Office for Davidson County, Tennessee, the will of the deceased directed her realty be sold by the Co-Executrices Betty Mae Baker and Lois Ann Baker Moss. Betty Mae Baker being one and the same person as Bettie Mae Baker Hart Winnett.

This is unimproved ( ) improved (X) property, known as 1725 Hanover Street, Nashville, Tennessee. 37216
(House Number) (Street) (City) (State) (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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 29TH day of September, 19 93.

The Estate of Frances Maybell Baker

by: Bettie Mae Baker Hart Winnett
Bettie Mae Baker Hart Winnett
Co-Executrix

by: Lois Ann Baker Moss
Lois Ann Baker Moss
Co-Executrix

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 9097 PAGE 444

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 Bettie Mae Baker Hart Winnett and Lois Ann Baker Moss, Co-Executrices of the Estate of Frances Maybell Baker, deceased, the bargainor(s), with whom I am personally acquainted (or proved to me in 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 office this 29th day of September, 1993.

My Commission expires:
5-28-95

Cheryl L. Chatham
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

60472

IDENTIFICATION REFERENCE

93 SEP 30 AM 9:

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

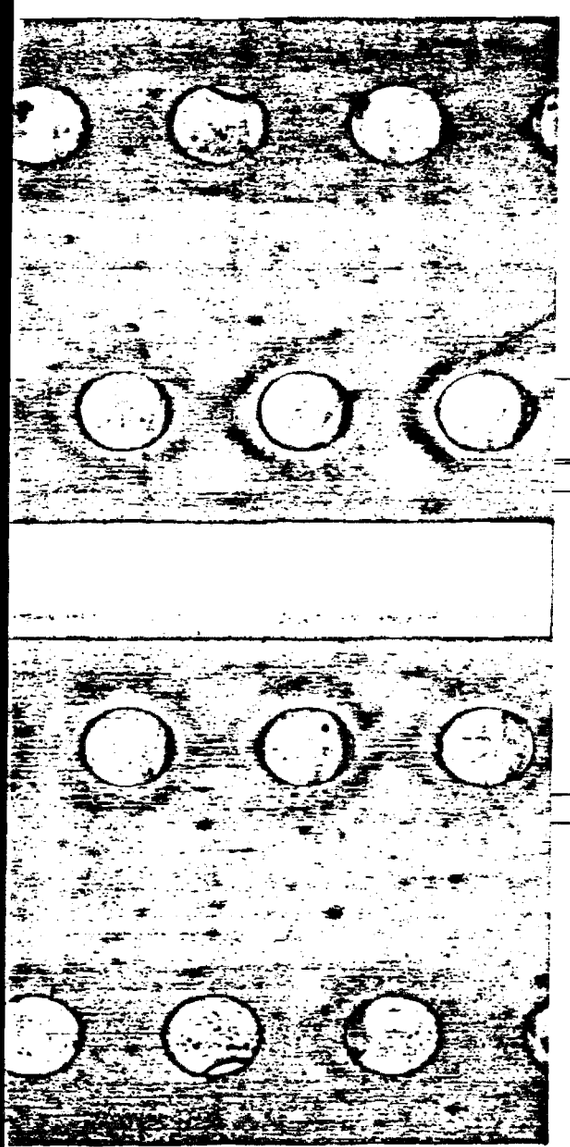
Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____
Notary Public

15.00 93/9/30 0101 00CHECK

101.50



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

RECEIVED OF _____

FOR _____

BOOK 9097 PAGE 445

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 25000.00
				CON TX 92.50
				PRFEE 1.00
				WDEED 8.00
				TOTAL 101.50
				CHECK 101.50
			09/30/93 01	09:12 0001 1388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

68472
IDENTIF. & REFERENCE

93 SEP 30 AM 9:09
REGISTER
DAVIDSON COUNTY, TN.

No. 703745