This instrument prepared by:
Harlan Dodson III
Dodson, Parker & Behm
400 Realtors Building
306 Gay Street
P. O. Box 198806
Nashville, TN 37219-8806
(615) 254-2291

5246 01/04 0101 03CHECK 1581.50

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILL TO:	MAP PARCEL NO.:
Mr. Mike Curb 47 Music Square East Nashville, TN 37203 Attn: Michael Huddleston	Same	92-16 424

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, RAY ROBERT BAKER and wife, BARBARA DICKERSON BAKER, have this day bargained and sold and do hereby transfer and convey unto MIKE CURB, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Map of O.B. Hayes Plan of Lots, as of record in Chancery Court in Book 1, page 69 of said Court.

Said Lot No. 25 fronts 50 feet on the west side of 16th Avenue, South and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Ray Robert Baker and wife, Barbara Dickerson Baker, as tenants by the entirety, by quitclaim deed from Ray R. Baker, of record in Book 7233, page 639, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value whichever is greater, for this transfer is $425,000.00.

Subscribed and sworn to before me this the 3rd day of January, 1994.

Affiant

Notary Public

My Commission Expires:

1-22-95

This is improved property, known as 49 Music Square East, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said MIKE CURB, his successors, heirs and assigns, forever.

RAY ROBERT BAKER and BARBARA DICKERSON BAKER, husband and wife, covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same

is unencumbered. We further covenant and bind our heirs and representatives to warrant and forever defend the title to said real estate to the said MIKE CURB, his successors, heirs and assigns against the lawful claims of all persons.

WITNESS our hands this the 3rd day of January, 1994.

Ray Robert Baker
RAY ROBERT BAKER

Barbara Dickerson Baker
BARBARA DICKERSON BAKER

STATE OF TENNESSEE:
COUNTY OF Davidson :

On this the 3rd day of January, 1994, before me personally appeared RAY ROBERT BAKER and BARBARA DICKERSON BAKER, husband and wife, personally known to me, and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand, at office, this the 3rd day of January, 1994.

Lisa C. Wardlaw
Notary Public

My Commission Expires:

1-22-95

03477
IDENTIFICATION REFERENCE
PICK-UP

94 JAN -4 AM 8:48

REGISTER
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

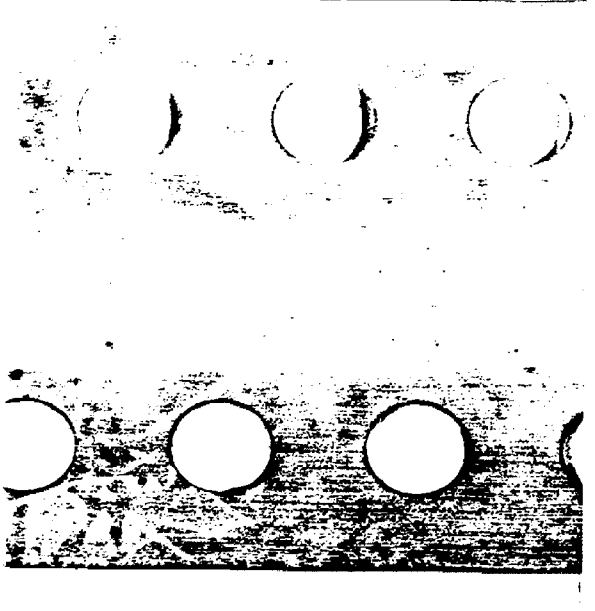
FOR _____

BOOK 9208 PAGE 357

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	
				425000.00
			CON TX	1572.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	1581.50
			CHECK	1581.50
01/04/94	01		08:47 0001	5246

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03477
IDENTIF. & REFERENCE

94 JAN -4 AM 8:48
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No.741275