STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Thurman Dee Baker
Affiant

Subscribed and sworn to before me, this 30th day of December, 1993.

Betty L. Thomas
Notary Public

My Commission Expires: 9-24-96

This instrument prepared by:
Wesley D. Turner
Gullett, Sanford, Robinson & Martin
430 Fourth Avenue North
Third Floor
P.O. Box 198888
Nashville, TN 37219-8888

Box 44

Address new owner:	Send Tax Bills To:	Map/Parcel Number
Thurman Dee Baker, Jr., and wife, Carole B. Baker 417 Lynnwood Blvd. Nashville, TN 37215	SAME	116-15-0-063 BM 01680

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GEORGE KENYON CARPENTER, JR. AND WIFE, FAY O. CARPENTER**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **THURMAN DEE BAKER, JR. AND WIFE, CAROLE B. BAKER**, hereinafter called the Grantees, their heirs and assigns, a a a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 115 feet of Lot No. 49 on the Re-Subdivision of Lot No. 49 of Royal Oaks Land Company's Plan of record in Plat Book 3500, page 106, Register's Office for Davidson County, Tennessee, described as follows:

Said part of said Lot fronts 115 feet on the westerly side of Lynnwood Boulevard and extends back between lines, measuring 291 feet, more or less on the northerly line and 295 feet on the southerly line, to a dead line in the rear, measuring 115 feet thereon.

Being the same property conveyed to George Kenyon Carpenter, Jr., and wife, Fay O. Carpenter by deed from Charles W. Warterfield, Jr. and wife, Joan M. Warterfield, of record in Book 4580, page 374, Register's Office for said County.

This conveyance is made subject to:

1. Matters shown on the Plan of record in Book 3500, page 106, Register's Office for said County.

2. Easement for sanitary sewer granted to City of Belle Meade of record in Book 5787, page 192, Register's Office for said County.

This is improved property known as 417 Lynwood Boulevard, Nashville, TN 37215.

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; and we 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 further covenant and bind ourselfes, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 30th day of December, 1993.

George Kenyon Carpenter, Jr.

Fay O. Carpenter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GEORGE KENYON CARPENTER, JR.**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 1993.

Betty R. Norris
Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FAY O. CARPENTER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of December, 1993.

Betty R. Norris
Notary Public

My Commission Expires: 9-21-96

03605
IDENTIFICATION REFERENCE

94 JAN -4 P10:05
REGISTER OF DEEDS
DAVIDSON COUNTY, TENNESSEE

0005914.01

5388 01/04 0101 03CHECK 1230.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9208 PAGE 725

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 330000.00
CON TX 1221.00
PRFEE 1.00
WDEED 8.00
TOTAL 1230.00
CHECK 1230.00

01/04/94 01 10:05 0001 5388

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03606
IDENTIFICATION REFERENCE

94 JAN -4 A 11:05

FELIX Z. WILSON
DAVIDSON COUNTY, TN.

No. 741417