BOOK 9231 PAGE 903

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 127,000.00

Affiant

Sworn to and subscribed before me this 26 day of January, 1994

NOTARY PUBLIC

My Commission Expires: 11-26-94

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

94 JAN 27 PM 1:48
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
11720

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Chester C. Whitaker	Same	Map 93-14
8360 Whites Creek Pike		Parcel 560
Joelton, TN 37080		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Marvin E. Baker and wife, Carrie H. Baker, hereinafter called Grantors, have bargained and sold, and by these presents transfers and conveys unto Chester C. Whitaker, hereinafter called Grantee, his heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being parts of Lots Nos. 80, 81, 82, 83, 87, 89, 90, 91 and 92; being all of Lot No. 88 and being part of Allison Street, as shown on the Map of Ewing and Wetmore's Addition, of record in Book 14, pages 202 and 203; Register's Office for said County and described in part according to a survey by James A. Hamilton, Jr., dated August 17, 1963, as follows:

Beginning at a point on the westerly margin of Ewing Avenue, said point being the southeast corner of Lot No. 91, as shown on the plan above cited; thence with the westerly margin of Ewing Avenue northwardly 215.5 feet, more or less to the southerly right-of-way of a railroad spur track; thence westwardly with the southerly right-of-way of said spur track and with a curve to the right 265 feet, more or less, to the point of intersection of the southerly right-of-way of said spur track and the northeasterly right-of-way of line of the former N. C. & St. L. Railroad; thence with the said northeasterly right-of-way of the former N. C. & St. L. Railroad southeastwardly 323 feet, more or less, to a point on the northerly margin of an alley, said point being in the southerly line of Lot No. 91 of the above cited plan; thence eastwardly with the northerly margin of said alley 21 feet, more or less, to the point of beginning.

This conveyance is made subject to reservation in deed from the Nashville Chattanooga & St. Louis Railway to Ted Beckwith, of record in Book 2147, page 567, Register's Office for Davidson County, Tennessee, and an easement and rights with reference to spur tracks on or across premises, easements located within Allison Street and alley, No. 195, retained by City of Nashville in Ordinances Nos. 54-386 and 387, and an easement for an alley lying west of Lots Nos. 88 and 89 and east of Lot No. 92 on premises.

Being the same property conveyed to Marvin E. Baker and wife, Carrie H. Baker, by deed from Price H. Duff and Howard F. George, of record in Book 4556, page 265, Register's Office for Davidson County, Tennessee.

The above described premises is not the place of usual residence of the Grantor herein.

This is improved property known as 815 Ewing Avenue, Nashville, TN 37203.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, his heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 my hand this 26 day of January, 1994.

Marvin E. Baker
MARVIN E. BAKER

Carrie H. Baker
CARRIE H. BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

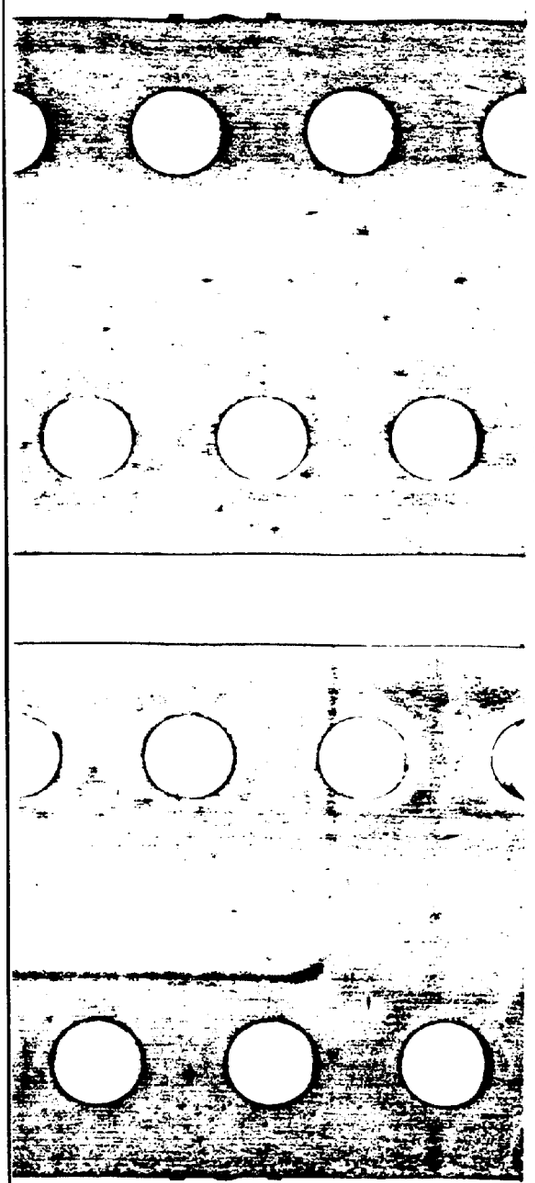
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marvin E. Baker and Carrie H. Baker, the bargainors, to me personally known (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 26 day of January, 1994.

NOTARY PUBLIC

My Commission Expires: 11-26-94

4188 01/27 0101 03CHECK 478.90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9231 PAGE 905

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	127000.00
			CON TX	469.90
			PRFEE	1.00
			WDEED	8.00
			TOTAL	478.90
			CHECK	478.90
01/27/94	01		13:49 0001	4188

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11720
IDENTIF. & REFERENCE

94 JAN 27 PM 1:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 750119