BOOK 9271 PAGE 311 Book 53

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th DAY OF February, 19 94

Notary Public

MY COMMISSION EXPIRES: 11/20/96
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EAST END TITLE & ESCROW, INC. 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel L. Baker (NAME)	SAME (NAME)	Map 84-4
3623 McGavock Pike (ADDRESS)	(ADDRESS)	Parcel 55
Nashville, TN 37214 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Clyde A. Powers and wife, Janet T. Powers

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel L. Baker and wife, Mary Ann Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by Braden D. Hinson, Surveyor, March 18, 1969, as follows:
BEGINNING at an iron pin on the southerly margin of Joya Drive, said point being North 78 degrees 18 minutes West 150 feet from the northwest corner of Lot No. 4 on the Plan of McGavock Heights, Section 3, as of record in Book 2330, page 102, Register's Office for said County; thence with said Drive North 78 degrees 18 minutes West 125 feet to the beginning of a curve; thence around said curve southwesterly 39.27 feet; thence North 78 degrees 18 minutes West 10 feet to the easterly margin of McGavock Pike; thence with said Pike South 11 degrees 42 minutes West 115 feet to an iron pin; thence South 78 degrees 18 minutes East 160 feet to an iron pin; thence North 11 degrees 42 minutes East 140 feet to the point of beginning.

Being the same property conveyed to Clyde A. Powers and wife, Janet T. Powers, by Deed of record in Book 7608, page 989, Register's Office for Davidson County, Tennessee.

unimproved ( ) is improved (XX) property, known as 3623 McGavock Pike, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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, 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 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 hand s this 28th day of February, 19 94

Janet T. Powers

Janet T. Powers

Clyde A. Powers

Clyde A. Powers

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clyde A. Powers and wife, Janet T. Powers

the bargainor S, with whom I am personally acquainted or proved to me on 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 Goodlettsville, Tennessee, this 28th day of February, 1994.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

94 MAR -8 AM 8:51
FILED
DAVIDSON COUNTY, TN.
REGISTER

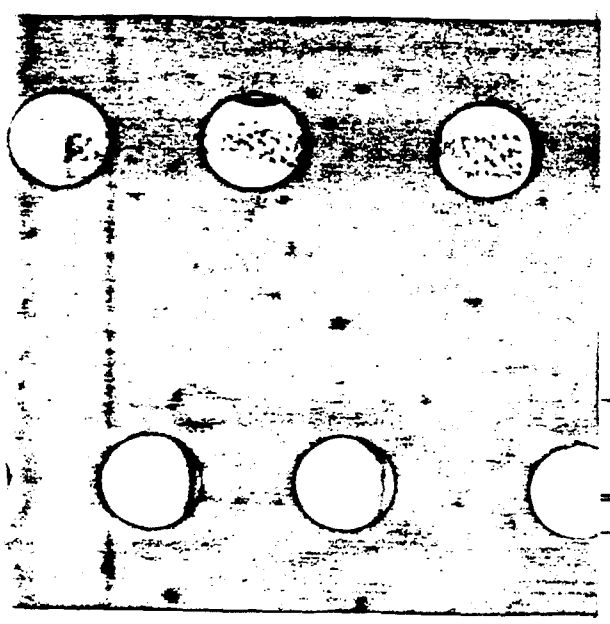
IDENTIF. & REFERENCE

25062

WARRANTY DEED
FROM
TO
RETURN TO:

8854 03/08 0101 CHECK

6192



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9271 PAGE 313

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

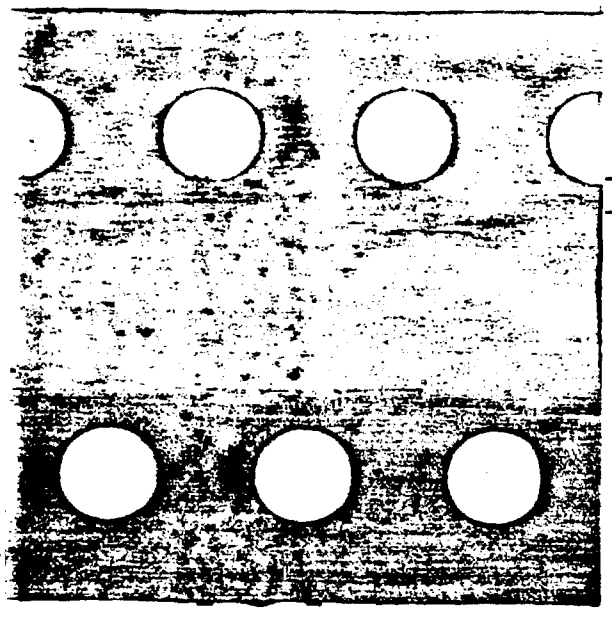
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				165000.00
			CON TX	610.50
			PRFEE	1.00
			~~TOTAL~~	~~611.50~~
			~~CHECK~~	~~8.00~~
			~~DUE~~	~~603.50~~

Total $ 619.50

WDEED	8.00
~~TOTAL~~	~~8.00~~
~~CHECK~~	~~8.00~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID

03/08/94 01 08:54 0001 8855
8855 03/08 0101 03 ~~CHECK~~ ~~8.00~~



25062
IDENTIF. ↑ REFERENCE

94 MAR -8 AM 8:51
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 764260