File Box 38 File 12414
(First Title & Escrow)

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

BOOK 9320 PAGE 159

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LINDA KOCH	NEW OWNERS	Map 155-3-B
(NAME)	(NAME)	
7321 River Park Drive		Parcel 46
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37221		F.B. 9D79280
(CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, FREDERICK W. BAKER AND WIFE, SUZANNE K. BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LINDA KOCH, as to a 90% undivided interest, and LAUREN KOCH, as to a 10% undivided interest

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

Land in Davidson County, Tennessee, being Lot No. 46 on the Plan of River Park Estates, as of record in Plat Book 6250, pages 658 and 659 amended in Book 6830, page 806, and corrected in Book 6785, page 427, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Frederick W. Baker and wife, Suzanne K. Baker by deed from Allen Earps Builders, Inc. of record in Book 7026, page 983, said Register's Office.

This conveyance is made subject to: (1) Taxes for 1994 which have been prorated and assumed by the Grantee(s); (2) Restrictions of record in Book 6672, page 600 amended in Book 6980, page 377, consent in Book 6980, page 375 and supplemented in Book 7155, page 844; (3) Charter of record in Book 7216, page 833; (4) Easements of record in Book 5738, page 824 and Book 3819, page 296; and (5) All matters appearing on the plan of record in Plat Book 6250, pages 658 and 659 amended in Book 6830, page 806 and corrected in Book 6785, page 427, Register's Office for Davidson County, Tennessee.

42007
IDENTIF. A REFERENCE

94 APR 22 AM 10:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

7206 04/22 0101 03CHECK 558.45

This is improved (XX) unimproved ( ) property, known as 7321 River Park Drive, Nashville, Tennessee 37221

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 15th day of April, 19 94

FREDERICK W. BAKER

SUZANNE K. BAKER

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FREDERICK W. BAKER AND WIFE, SUZANNE K. BAKER with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 15th day of April, 19 94.

My commission expires 11/20/96 Notary Public

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 148,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF April, 19 94

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

Notary Public

WARRANTY DEED

FROM

FREDERICK W. BAKER AND WIFE, SUZANNE K. BAKER

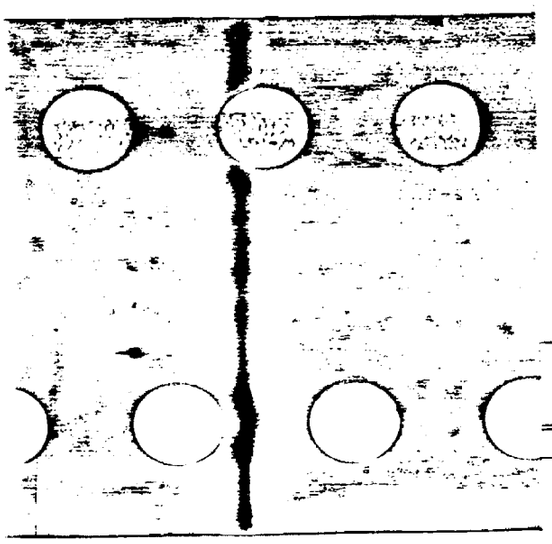
TO

LINDA KOCH AND LAUREN KOCH

PLEASE RETURN TO:

First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926

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



RECEIVED OF _____

FOR _____

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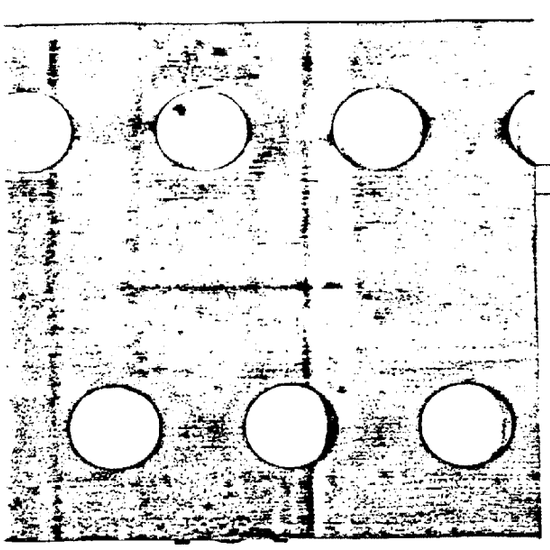
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 148500.00
CON TX 549.45
PRFEE 1.00
WDEED 8.00
TOTAL 558.45
CHECK 558.45

04/22/94 01 10:50 0001 7206

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



42007
IDENTIF. & REFERENCE

94 APR 22 AM 10:48
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 782359