BOOK 9386 PAGE 285

Bay 53

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 78,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1-20-96
(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
JANE EAKES (NAME)	SOUTHTRUST MORTGAGE CORPORATION (NAME)	MAP 95-02
P.O. Box 140510 (ADDRESS)	P. O. BOX 532060 (ADDRESS)	PARCEL
NASHVILLE, TN 37214 (CITY) (STATE) (ZIP)	BIRMINGHAM, ALABAMA 35253 (CITY) (STATE) (ZIP)	74

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, DANIEL LEE BAKER AND WIFE, MARY ANN BAKER

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JANE EAKES

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 Davidson County, Tennessee, being Lot No. 46 on the Plan of Walnut Grove, a plat which is of record in Book 2133, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being the same property conveyed to DANIEL LEE BAKER AND WIFE, MARY ANN BAKER, by Deed of record in Book 5705, page 987, Register's Office for Davidson County, Tennessee.

Grantee(s) herein agree to assume the unpaid balance of a note secured by a Deed of Trust of record in Book 7117, page 298, Register's Office for Davidson County, Tennessee; which Grantee(s) agree to pay and further agree to hold Grantor(s) harmless from same.

63910
IDENTIF. & REFERENCE
94 JUN 23 AM 9:21
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

This is unimproved ( ) improved (XX) property, known as 222 THEODORE ROAD, 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 15th day of June 19 94

MARY ANN BAKER

DANIEL LEE BAKER

JANE EAKES

BOOK 9386 PAGE 286

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DANIEL LEE BAKER AND WIFE, MARY ANN BAKER AND JANE EAKES

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 15th day of June 19 94.

Commission expires 11/20/96

Notary Public

STATE OF TENNESSEE
COUNTY OF

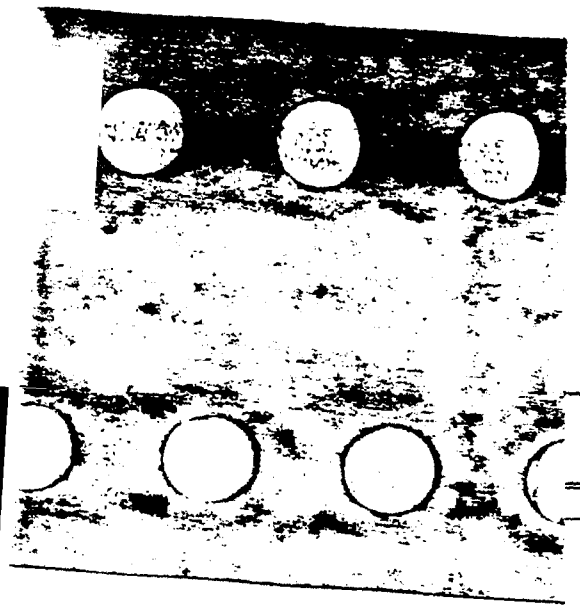
Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and 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

WARRANTY DEED
FROM
TO
RETURN TO:
9214 06/23 0101 03CHECK 300-93



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

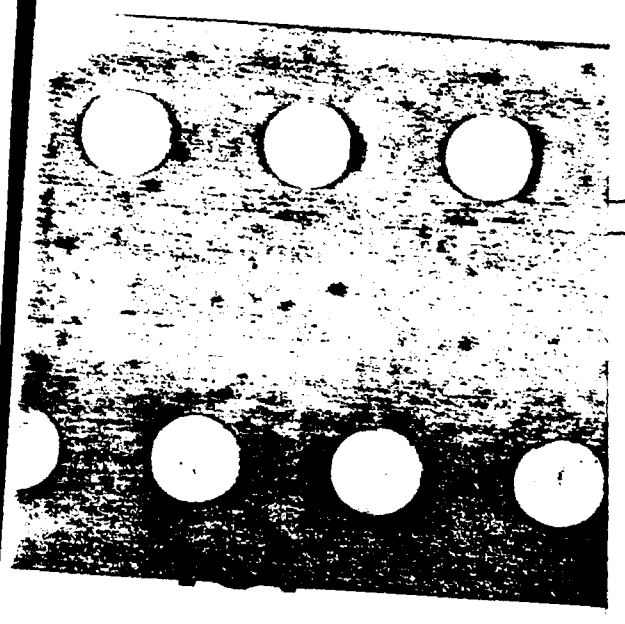
BOOK 9386 PAGE 287

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 78900.00
CON TX 291.93
PRFEE 1.00
WDEED 8.00
TOTAL 300.93
CHECK 300.93

06/23/94 01 09:22 0001 9214



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63910
IDENTIF. ↑ REFERENCE

94 JUN 23 AM 9:21
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 805925