BOX 2

BOOK 9403 PAGE 229

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 575,000.00

William H. Lassiter, Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July 19 94

Notary Public

MY COMMISSION EXPIRES: 5/22/1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William H. Lassiter, Jr. (NAME)	SAME (NAME)	144-07-18
1105 Lynwood Blvd. (ADDRESS)	(ADDRESS)	
Nashville, TN 37205 (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, Thurman Dee Baker, Jr. and wife, Carole Bandy Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William H. Lassiter, Jr., Trustee with full power to sell, transfer, convey or encumber without the joinder of any beneficiary

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:

TRACT I:
Land in the City of Forest Hills, Davidson County, TN, being Lot No. 20A as shown on the resubdivision of Lots 20, 23, 24 and "Reserved" parcel, Section 3, Chickering Park, of record in Book 2663, page 91, said resubdivision being of record in Book 3842, page 194, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description of said Lot 20A fronting 25 feet on Lynwood Boulevard.

Being the same property conveyed to Thurman Dee Baker, Jr. and wife, Carole Bandy Baker, by deed from Carole Bandy Baker and Thurman Dee Baker, Jr., Trustees of the Carole Bandy Baker Living Trust, of record in Book 9400, Page 198, Register's Office for Davidson County, TN.

TRACT II:
Land in the City of Forest Hills, Davidson County, Tennessee, being a part of the resubdivision of Lots 20, 23, 24 and reserved parcel, Section 3 Chickering Park as of record in Book 3842, page 194, Register's Office for Davidson County, Tennessee. (SEE ATTACHED EXHIBIT "A" FOR METES & BOUNDS DESCRIPTION).

Being the same property conveyed to Thurman D. Baker, Jr., and wife, Carole B. Baker by deed from Rogers Enterprises, Inc., of record in Book 4525, page 886, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 1994, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the plan of record in Book 2663, page 91 as revised in Book 3842, page 194;

CONTINUED

unimproved ( )
This is improved (X) property, known as 1105 Lynwood Blvd., Nashville, TN 37205
(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 7th day of July 19 94

Thurman Dee Baker Jr.
Thurman Dee Baker, Jr.

Carole Bandy Baker
Carole Bandy Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thurman Dee Baker, Jr. and wife, Carole Bandy Baker

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 Brentwood, Tennessee, this 7th day of July, 19 94.

Commission expires 5/29/95

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

Legal description continued

restrictions of record in Book 4219, page 334; Agreement for dedication of easement of record in Book 6391, page 780; all of record in the Register's Office for Davidson County, Tennessee.

Thurman Dee Baker, Jr. and Thurman D. Baker, Jr. are one and the same person.

Carole B. Baker and Carole Bandy Baker are one and the same person.

WARRANTY DEED

FROM

Thurman Dee Baker, Jr. and wife, Carole Bandy Baker

TO

William H. Lassiter, Jr., Trustee

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

EXHIBIT "A"

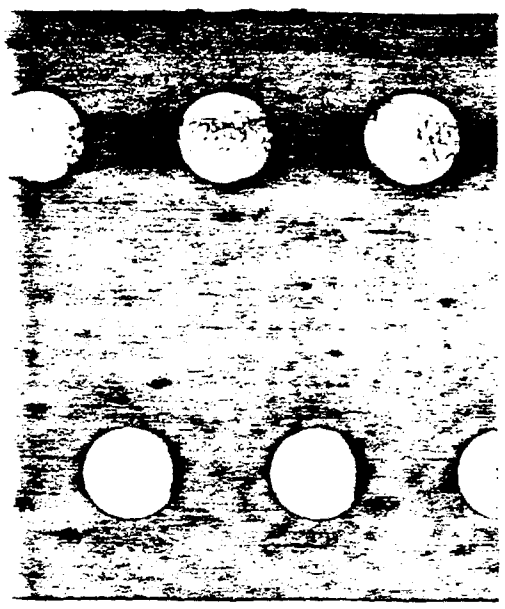
Beginning at a point in the easterly margin of a driveway, said point being 78 feet from a concrete monument at the deadend of Lynwood Boulevard on a line south 6 deg. 7' west from said monument, thence from said point along the easterly margin of said driveway south 6 deg. 7' west 167.55 feet to a point, thence south 66 deg. 37' west 76.74 feet west, thence 215.84 feet north 24 deg. 11' east to the point of beginning.

69563
IDENTIF. ↑ REFERENCE

94 JUL 11 AM 9:12

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

5304 07/11 0101 03CHECK 2140.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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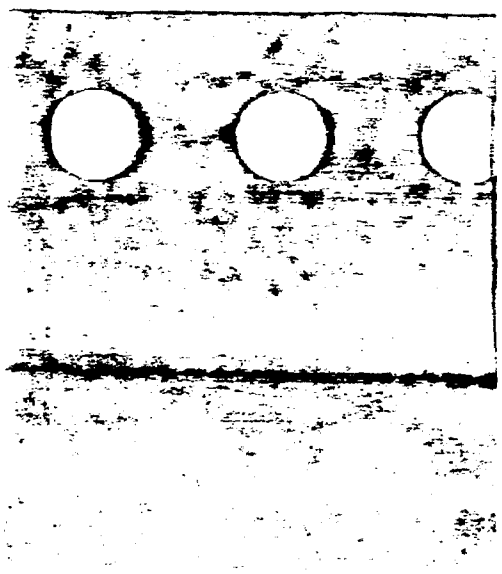
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
575000.00
CON TX 2127.50
PRFEE 1.00
WDEED 12.00
TOTAL 2140.50
CHECK 2140.50

07/11/94 01 09:12 0001 5304

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



69563
IDENTIF. ↑ REFERENCE

94 JUL 11 AM 9:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 811931