This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 200
Brentwood, TN 37027

Box 60

WARRANTY DEED BOOK 9537 PG 181

ADDRESS NEW OWNER:
John L. Barker and Margaret P. Barker
2825 Sugartree Road
Nashville, TN 37215

SEND TAX BILL:
To Mortgagee

MORTGAGEE:
NationsBanc Mortgage Corporation
P. O. Box 353
Louisville, KY 40201-0353

MAP AND PARCEL:
MAP 117-9
GROUP
PARCEL 106

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Dr. Gene Baker, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto John L. Barker and wife, Margaret P. Barker, 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. 85 on the Map of Woodmont Estates, No. 2, as recorded in Book 1130, page 99, Register's Office for said County.

Being the same property conveyed to Claude W. Baker (now deceased) and wife, Frances M. Baker (now deceased), by deed from Stanley A. Osborne and wife, Belle B. Osborne, of record in Book 2480, page 523, Register's Office, Davidson County, Tennessee. Title to this property passed to Frances M. Baker, as surviving tenant by the entirety, upon the death of Claude W. Baker. The said Frances M. Baker having since died. By her Will, filed of record May 26, 1994, File No. 94 P-801, Will Book 190, page 781, in the Probate Court Clerk's Office for Davidson County, Tennessee, the property was devised to Dr. Gene Baker.
This is improved property known as 2825 Sugartree Road, Nashville, TN 37215.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1995 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John L. Barker and wife, Margaret P. Barker, their heirs and assigns, forever; and I, Dr. Gene Baker, do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Mary Baker, wife of Dr. Gene Baker, hereby joins in this conveyance to transfer to the Grantees any marital right, title or interest she may have in said property.

Witness our hands this the 30th day of November, 1994.

Gene Baker
Dr. Gene Baker

Mary Baker 7822 12/05 0101 03CHECK 631.34
Mary Baker

114308
IDENTIFICATION REFERENCE
94 DEC -5 AM 8:57
REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Dr. Gene Baker and wife, Mary Baker, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 30th day of November, 1994.

M L Nuckolls
NOTARY PUBLIC

My Commission Expires: 9-28-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 168,200.00.

Vandia Cummings
AFFIANT

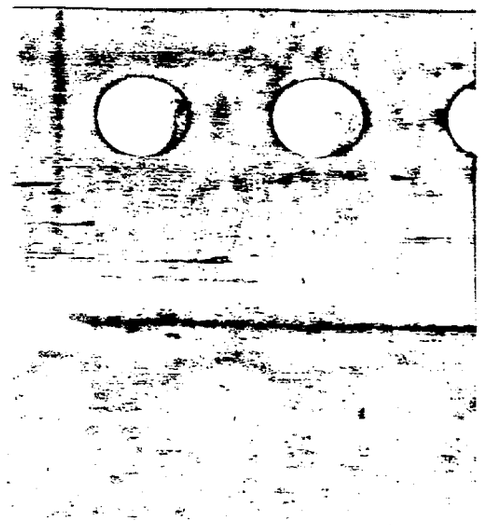
Subscribed and sworn to before me this 30th day of November, 1994.

M L Nuckolls
NOTARY PUBLIC

My Commission Expires: 9-28-97

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





RECEIVED OF _____

FOR _____

BOOK 9537 PG 183

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
	168200.00
CON TX	622.34
PRFEE	1.00
WDEED	8.00
TOTAL	631.34
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK	631.34

12/05/94 01 08:58 0001 9822

14308
IDENTIF. & REFERENCE

91 DEC -5 AM 8:57

REGISTER
DAVIDSON COUNTY, TN.

No. 859830