BOOK 9547 PG 34

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00.

Gary H. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF DECEMBER, 1994.

Notary Public
My Commission Expires: 12-22-95

17709
IDENTIF. & REFERENCE

94 DEC 16 AM 9:45
REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

THIS INSTRUMENT PREPARED BY:

EARL J. PORTER, JR.
Attorney at Law
214 Third Avenue North
P. O. Box 190638
Nashville, TN 37219-0638

NAME AND ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Gary H. Baker 4707 Bull Run Road Ashland City, TN 37015	AmSouth Mortgage Co., Inc. P. O. Box 847 Birmingham, AL 35201-0847	46 57

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, including the assumption of an indebtedness of record in Book 9245, page 285, Register's Office for Davidson County, Tennessee, We, PEGGY L. CUNNINGHAM and husband, MICHAEL STEVEN CUNNINGHAM, and MARTHA CHRISTINE HAMBLEN and husband, HENRY HAMBLEN, SR., hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto GARY H. BAKER, a single person, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to-wit:

LAND in the 13th Civil District of Davidson County, Tennessee, described according to a survey made by John Kohl & Company, dated 01/25/94, License No. 100, whose address is 400 7th Ave. S., Nashville, TN 37203, as follows:

BEGINNING at a point in the southerly margin of Bull Run Road, being the front common corner of Low Eugene Hardaway and Hodges farm; thence along the southerly margin of said road, N. 65 deg. 30' E. 230 feet to an iron pin; thence S 5 deg. E. 235 feet to the middle of Bull Run Creek; thence S 9 deg. E. 607.2 feet to a point; thence S. 70 deg. W 77 feet; thence N. 9 deg. (erroneously referred to as 90 deg. in prior conveyances) W. 607.2 feet to the middle of Bull Run Creek; thence S 70 deg. W. 87 feet to a point; thence N. 23 deg. W. 185 feet to a point; the beginning, containing 2 acres, more or less.

BEING the same property conveyed to PEGGY L. CUNNINGHAM and MARTHA CHRISTINE HAMBLEN by deed from MARTHA CHRISTINE HAMBLEN and husband, HENRY HAMBLEN, SR., of record in Book 9245, page 205, Register's Office for Davidson County, Tennessee.

This is improved property known as:
4707 Bull Run Road, Ashland City, Tennessee 37015

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 hands this 15th day of December, 1994.

Peggy L. Cunningham
PEGGY L. CUNNINGHAM

Michael Steven Cunningham
MICHAEL STEVEN CUNNINGHAM

Martha Christine Hamblen
MARTHA CHRISTINE HAMBLEN

Henry Hamblen Sr.
HENRY HAMBLEN, SR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

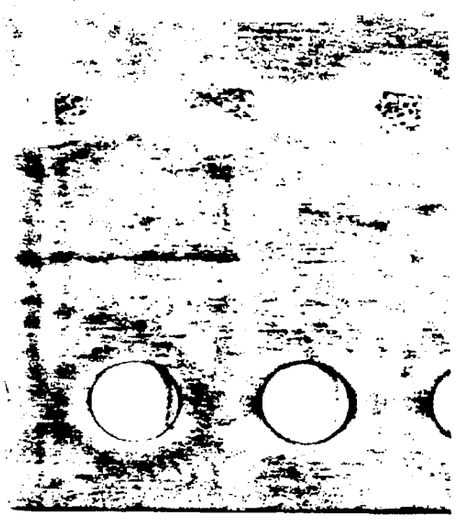
Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named PEGGY L. CUNNINGHAM and husband, MICHAEL STEVEN CUNNINGHAM, and MARTHA CHRISTINE HAMBLEN, and husband, HENRY HAMBLEN, SR., the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

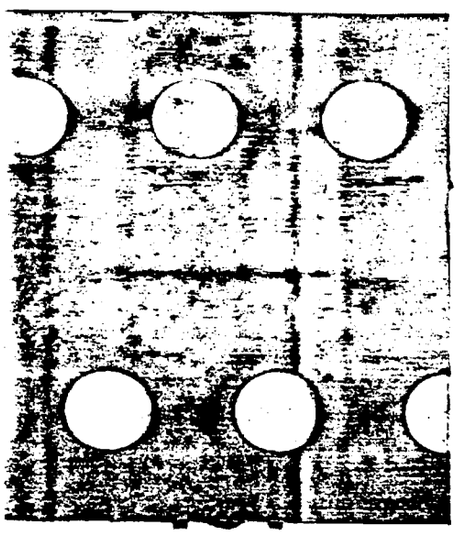
WITNESS my hand and official seal at office this 15th day of December, 1994.

Susan A. Baker
Notary Public

My Commission Expires 1-22-95

36-2 12/16 0101 03CHECK 397.50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9547 PG 36

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
	105000.00
CON TX	388.50
PRFEE	1.00
[illegible]	8.00
TOTAL	397.50
CHECK	397.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY [illegible]

12/16/94 01 09:46 0001 3648

17709

IDENTIF. ↑ REFERENCE

94 DEC 16 AM 9:45

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 863600