BOOK 9589 PG 712

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
James Arnold Carter 8211 Terry Lane Hermitage, TN 37076	Great Western Mtg. d/b/a Sierra Western Mortgage Company 9451 Corbin Avenue Northridge, CA 91324	Map 075-140 Parcel 088.00

This instrument prepared by: Robert J. Notestine, III, Attorney,
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Mark E. Baker and Rebecca K. Baker, (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto James Arnold Carter, unmarried, (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 39 on the Plan of Hermitage Estates, Section 4, of record in Book 3700, page 148, of the Register's Office for said County, to which plan reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Mark E. Baker and Rebecca K. Baker by Cash Deed for Tennessee from Secretary of Housing and Urban Development of record in Book 8313, page 528, said Register's Office for Davidson County, Tennessee.

"The description is the same as was used in the last deed of record."

This property is commonly known as 8211 Terry Lane, Hermitage, Tennessee, 37076.

This property is subject to restrictive covenants contained in Book 4182, page 78, said Register's Office for said county.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $70,000.00.

James Arnold Carter
Affiant

Subscribed and sworn to before me this 31st day of January, 1995.

Notary Public

My Commission Expires [illegible] 24 1995

95 FEB -2 [illegible]

30771

IDENTIFICATION REFERENCE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 31st day of January, 1995.

Mark E. Baker

Rebecca K. Baker

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

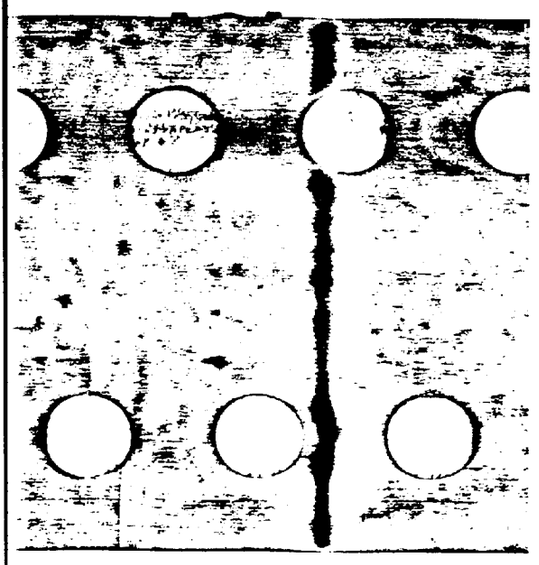
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mark E. Baker and wife, Rebecca K. Baker**, the bargainors, with whom I am personally acquainted (or Proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

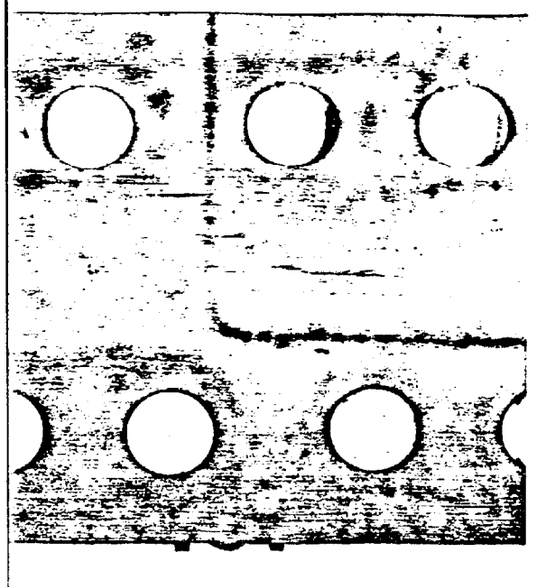
WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of January, 1995.

Notary Public

My Commission Expires: [illegible]

30559 02/02 0101 03CHECK 268.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9586 PG 714

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 70000.00
CON TX 259.00
PRFEE 1.00
WDEED 8.00
TOTAL 268.00
CHECK 268.00

02/02/95 01 13:04 0001 8059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

30771
IDENTIF. ↑ REFERENCE

95 FEB -2 PM 1:

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 877813