BOOK 9647 PG 463

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-2

FROM

LOUISE WILLIAMS,

unmarried

TO

IVAN O. BAKER

For draftsman's use

Prepared by:

Gary D. Copas, Attorney at Law
728 West Main Street
Lebanon, TN 37087

NAME & ADDRESS OF PROPERTY OWNER	NAME & ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES	MAP-PARCEL NUMBERS
Ivan O. Baker (NAME)	Lomas Mortgage (NAME)	94-2
208 Due West Avenue (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 660722 (STREET ADDRESS)	52
Madison, TN 37115 (CITY) (STATE) (P.O. ZIP)	Dallas, TX 75266-0722 (CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

PICK-UP

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$22,000.00 Ivan O. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MARCH 1995

Gary D. Copas
Notary Public

MY COMMISSION EXPIRES: 9-28-97

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

52356
IDENTIFICATION REFERENCE

For and in Consideration of the sum of Nineteen Thousand One Hundred Seventy Four and 9/100 ---------- ($19,174.09) **DOLLARS**

cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the agreement by IVAN O. BAKER, the undersigned (hereinafter referred to as the "GRANTEE"), to assume and pay the mortgage indebtedness to Lomas Mortgage, secured by the Deed of Trust of record in Book 4287, Page 750, in the Register's Office of Davidson County, Tennessee, I, **LOUISE WILLIAMS**, unmarried (hereinafter referred to as the "GRANTOR"),

have bargained and sold, and by these presents do transfer and convey unto the said

IVAN O. BAKER, his

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. 231 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, Page 130, Register's Office for said County.

SAID Lot No. 231 fronts 50 feet on the southerly side of Long Avenue and extends back between parallel lines, with the westerly margin of South 18th Street, 150 feet to an alley.

BEING the same property conveyed to Louise Willaims by quitclaim deed from Rick M. Johnson, Trustee; and conveyed prior thereto to Rick M. Johnson, Trustee, by quitclaim deed from James Jackson Williams; both conveyances under the same instrument, of record in Book 5491, page 153, Register's Office for said County.

GRANTOR furthermore relinquishes, transfers and ASSIGNS to GRANTEE all of the GRANTOR's interest in, and rights to, any monies which may be held by Lomas Mortgage by virtue of the Deed of Trust of record in Book 4287, Page 750, in said Register's Office, as escrow deposits (the "ESCROW ACCOUNT") for the purpose of application to taxes, assessments, fire or other hazard insurance premiums, or any purposes for which deposits are being required by Lomas Mortgage.

BOOK 9647 PG 470 WD-2

This is (unimproved ( ) improved (X)) property, known as 1712 Long Ave., (House Number) (Street) Nashville, (P. O. Address: City or Town) Tenn. 37206 (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Ivan O. Baker, his heirs and assigns, forever.

And I do covenant with the said Ivan O. Baker 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 noted.

And I, Louise Williams, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Ivan O. Baker, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness our hands this 22 day of March, 1995

Ivan O. Baker
IVAN O. BAKER

Louise Williams
LOUISE WILLIAMS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, GARY D. COPAS, a Notary Public in and for said County and State, the within named LOUISE WILLIAMS and IVAN O. 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 MADISON, Tennessee, this 22 day of March, 1995.

Gary D. Copas Notary Public

Commission Expires 9-28-97

GARY D. COPAS NOTARY PUBLIC AT LARGE WILSON CO. TENN.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

County aforesaid, personally appeared _____

_____

_____

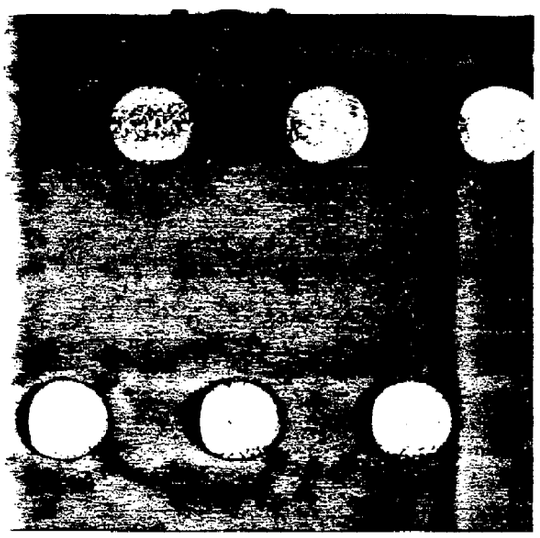
with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires _____

1697 04/18 0101 03CHECK 90.40



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

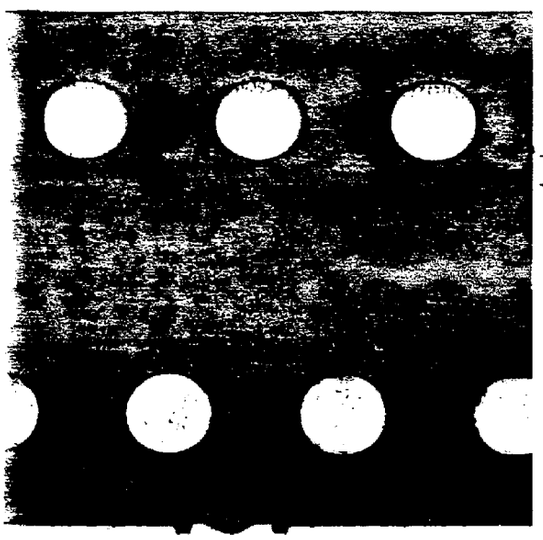
RECEIVED OF _____

FOR _____

BOOK 9647 PG 471

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	22000.00
CON TX	81.40
PRFEE	1.00
MRFEE	8.00
TOTAL	90.40
CHECK	90.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/18/95 01 09:02 0001 1697

52356
IDENTIF. & REFERENCE

95 APR 18 AM 9:02

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 901172