BOOK 9676 PG 324

STATE OF TENNESSEE
COUNTY OF DAVIDSON FILE BOX 3
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 5-2-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON, ATTORNEY AT LAW

1187 Vultee Boulevard, Nashville, TN 37217 — 111 West College Street, Murfreesboro, TN 37130 — 245 Dover Road, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn Robert Baker (NAME)	First Union Mortgage Corporation (NAME)	MAP 51-15-A
420 Walton Lane, Unit j-39 (ADDRESS)	201 S. College Street, Ste. 1700 (ADDRESS)	
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Charlotte, NC 28288-1099 (CITY) (STATE) (ZIP)	PARCEL 39

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, Thomas E. Templeton, Trustee for Old Hickory Joint Venture

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shawn Robert Baker, unmarried Susan R. Baker, unmarried

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:

Being Unit No. J-39 as shown on the Plan of Quail Creek Condominiums, of record in Book 6328, pages 89-93, Register's Office for Davidson County, Tennessee, together with an undivided interest in the common elements of The Quail Creek Homeowners Association, all as described in Book 6328, page 44, et seq. said Register's Office.

Being the same property conveyed to Thomas E. Templeton, Trustee by Deed from Quail Creek, Inc., of record in Deed Book 6796, Page 145, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is subject to Restrictive Covenants of record in Deed Book 6328, page 44, Register's Office for said County.

Subject to a Trust Agreement of record in Book 6761, page 656, Register's Office for said County.

Subject to Homeowners Association Dues.

95 MAY 19 AM 8:38
FELIX Z. WHITSELL REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

006224 I

unimproved ( )
This is improved (X) property, known as 420 Walton Lane, Unit j-39, Madison, Tennessee 37115
(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 my hand this 16th day of May 19 95

Old Hickory Joint Venture
By:
Thomas E. Templeton, Trustee
Thomas E. Templeton Trustee

STATE OF TENNESSEE
COUNTY OF

BOOK 9676PG325

,Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____day of _____19_____ .

Commission expires _____

_____
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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of State and County aforsaid, personally appeared Thomas E. Templeton, Trustee, 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 Trustee of Old Hickory Joint Venture, the within named bargainor, the Trustee of Old Hickory Joint Venture, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Joint Venture by himself as the Trustee for Old Hickory Joint Venture.

Witness my hand and seal, this 16th day of May, 1995.

_____ My Commission Expires: 5-25-98
Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

2631 05/19/95 10:08AM CHECK 129.25

RETURN TO:
CUMBERLAND TITLE COMPANY

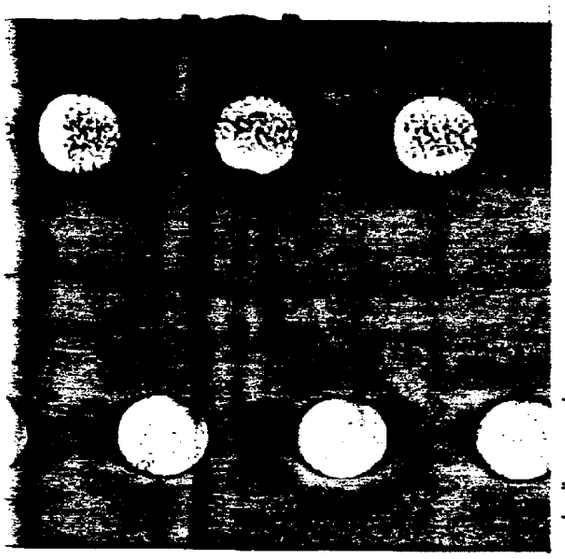
[X] 1187 Vultee Boulevard
Nashville, Tennessee 37217

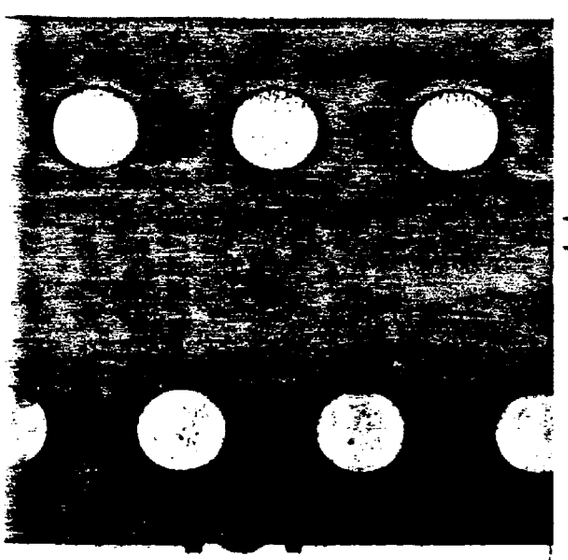
[ ] 111 W. College Street
Murfreesboro, Tennessee 37130

[ ] 245 Dover Road
Clarksville, Tennessee 37040

EDWARD SEDDON
ATTORNEY - AT - LAW

006224.2 204 8900945





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

RECEIVED OF _____

FOR _____

BOOK 9676 PG 326

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	32500.00
CON TX	120.25
PRFEE	1.00
WDEED	8.00
TOTAL	129.25
CHECK	129.25

05/19/95 01 08:40 0001 2631

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

006224.1
IDENTIF. ↑ REFERENCE

95 MAY 19 AM 8:39
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 911981