STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,900.00.

Dianne J. Ford
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JUNE, 1995.

Notary Public

(AFFIX SEAL)

My Commission Expires: _____

My Commission Expires Nov 29 1998

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Bobby D. Davis, Attorney
Madison Title Company
2021 Gallatin Road North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NOS.
Diane J. Ford 100 Pineywood Acres Madison, TN 37115	same as new owner	63-132

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, **RAY R. BAKER and wife, BARBARA DICKERSON BAKER**, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey unto the said DIANNE **J. FORD and husband, JOHN C. FORD**, (the "Grantees"), her successors and assigns, certain real estate located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Cumberland River Estates, as of record in Book 4175, page 106, Register's Office for Davidson County, Tennesee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ray R. Baker and wife, Barbara Dickerson Baker, by deed from Thomas Larry Berry and wife, Patricia Carole Berry of record in Book 4994, page 859, and by quitclaim deed from J. K. Woodard, Trustee, of record in Book 5225, page 324, both in the Register's Office, Davidson County, Tennessee.

This is improved property known as 112 Pineywood Acres, Madison, Tenn. 37115

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees, her successors, heirs and assigns forever, we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, her successors, heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand(s) this the 2nd day of June, 1995.

RAY R. BAKER

BARBARA DICKERSON BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County, and State, Ray R. Baker and wife, Barbara Dickerson Baker, the within named bargainor, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 2nd day of June, 1995.

STEVEN G. WATERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires: _____

My Commission Expires [illegible]

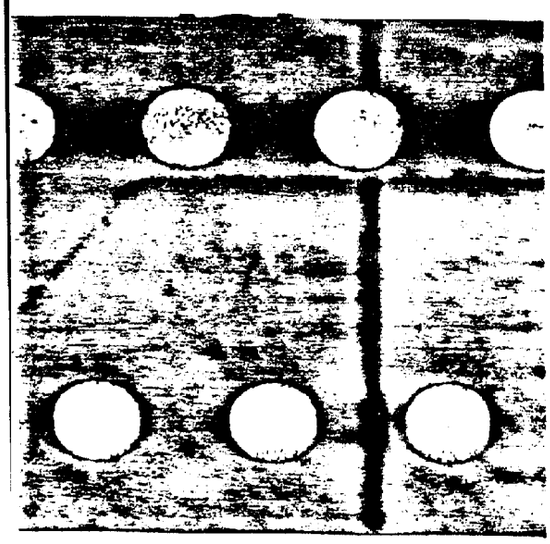
00068235

IDENTIFICATION REFERENCE

95 JUN -8 PM 1:50

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

9206 06/08 0101 03CHECK 859.63



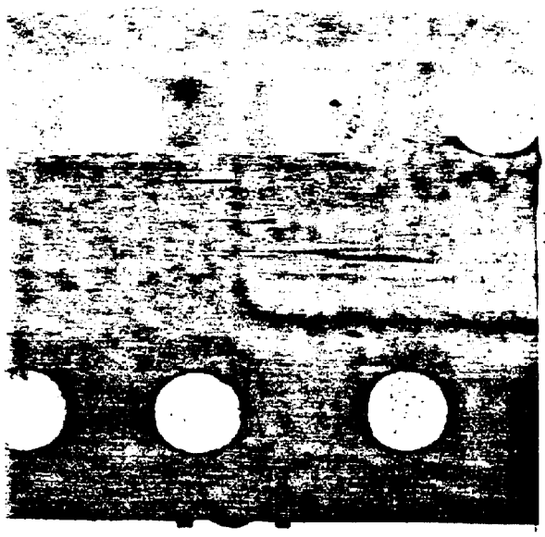
OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 9695 PG 540

FOR _____

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 229900.00
CON TX 850.63
PRFEE 1.00
WDEED 8.00
CHECK 859.63
CHECK 859.63

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/08/95 01 13:53 0001 9206

0068235
IDENTIF. # REFERENCE

95 JUN -8 PM 1:50

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 918478