THIS INSTRUMENT WAS PREPARED BY:

RETURN TO:
GREATER NASHVILLE TITLE &
CLOSING COMPANY
223 Madison Street, S. 102
Madison, TN 37115

STINNETT & WILKINSON
Attorneys at Law
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER(S):

Larry Kendall Baker and wife,
Lisa J. Baker
4103 Baxter Road
Joelton, TN 37080

SEND TAX BILLS TO:
Same

MAP: 8
PARCEL: 65 part

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **ALLIE MAE EDWARDS and WILLIAM CULWELL**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KENDALL BAKER,*** hereinafter called the Grantee(s), his heirs and assigns, a certain tract or parcel of land located in the 14th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

LARRY

* and wife, Lisa J. Baker

BEGINNING at a point in the south right-of-way of Baxter Road, said point being the northwest corner of the Mitchell Arrington property and South 88 degrees 04 minutes 48 seconds East a distance of 14.25 feet from an iron pin; thence along the south right-of-way of Baxter Road, North 50 degrees 18 minutes 06 seconds East a distance of 90.84 feet to a point; thence along a curve to the right having a radius of 125.00 feet, a distance of 46.61 feet, to a point; thence North 71 degrees 39 minutes 58 seconds East a distance of 152.51 feet to a point; thence along a curve to the right having a radius of 126.31 feet, a distance of 261.58 feet to the northeast corner of the Mitchell Arrington property, said point being North 88 degrees 04 minutes 48 seconds West a distance of 9.00 feet from an iron pin; thence along the north line of said Arrington property, North 88 degrees 04 minutes 48 seconds West a distance of 419.42 feet to the point of beginning, **containing 0.961 acres, more or less**, according to survey by Earl R. Mayo, RLS Tennessee No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee 37146, dated April 25, 1995.

BEING a part of the same property conveyed to Z. A. Culwell and wife, Willie Culwell, by deed from Chester Chambers and wife, Alma Chambers, of record in Book 1675, Page 343, Register's Office for Davidson County, Tennessee. The said Z. A. Culwell predeceased Willie Culwell, and she acquired the entire fee as the surviving tenant by the entirety. Willie Culwell died intestate survived by the undersigned daughter, Allie Mae Edwards, and son, William Culwell, her sole and only heirs at law.

The above described property is sold in its as is condition.

4103

This is improved property located on Baxter Road, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), his heirs and assigns, forever; and we do covenant

with the said Grantee(s) 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 Grantee(s), his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall be the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 22nd day of May, 1995.

Allie Mae Edwards
ALLIE MAE EDWARDS

William Culwell
WILLIAM CULWELL

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **ALLIE MAE EDWARDS** and **WILLIAM CULWELL**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who knowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 22nd day of May, 1995.

Elaine L. Gregory
Notary Public

My Commission Expires: 5/23/98

NOTARY PUBLIC TENNESSEE GREGORY

****

STATE OF TENNESSEE]
COUNTY OF CHEATHAM]

The actual consideration or value, whichever is greater, for this transfer is $40,000.00.

Larry Kendal Baker
Affiant

Sworn to and subscribed before me, this day of [illegible] 1995.

NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

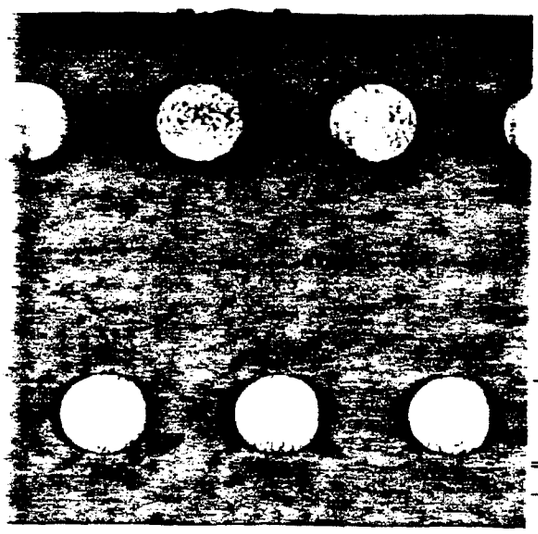
My Commission Expires: 5/23/98

7325 08/01 0101 03CHECK 157.00

MAIL ENV

95 AUG -1 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
0084747



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

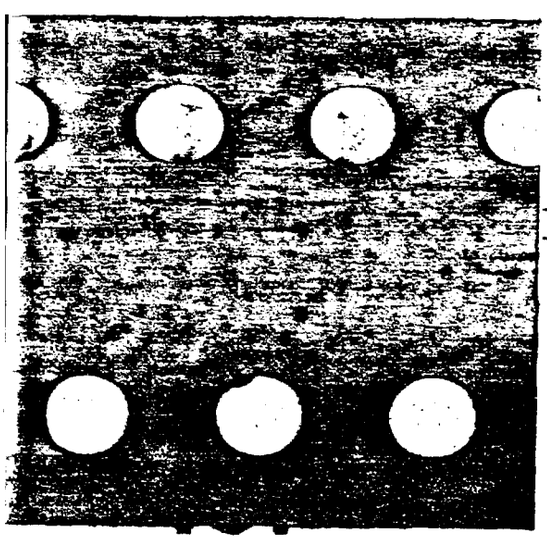
BOOK 9747 PG 723

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 40000.00
CON TX 148.00
PRFEE 1.00
MDEED 8.00
TOTAL 157.00
CHECK 157.00

08/01/95 01 14:14 0001 7325



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

00847 47
IDENTIF. ◆ REFERENCE

95 AUG -1 PM 2:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 936362