BOOK 9751 PG 285

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 19 95

Notary Public

MY COMMISSION EXPIRES: My Commission Expires SEPT. 25, 1998
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, Inc., 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Phyllis Robinson Baker (NAME)	SouthTrust Mortgage Corporation (NAME)	MAP 116-3 B
4505 Harding Road, No. 185 (ADDRESS)	100 Brookwood Place, Suite 300 (ADDRESS)	PAR 185 CO
Nashville, Tennessee 37205 (CITY) (STATE) (ZIP)	Birmingham, Alabama 35253-2060 (CITY) (STATE) (ZIP)	

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, William E. Calvert and Jeffrey C. Lynch, both unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Phyllis Robinson 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 185 on the plan of Royal Oaks Apartments, Condominium Apartments of record in Book 5200, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William E. Calvert and Jeffrey C. Lynch by deed from Mary Margaret Matthews, unmarried, of record in Book 7460, page 96, said Register's Office.

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

William E. Calvert executed this instrument on behalf of Jeffrey C. Lynch pursuant to a Power of Attorney being recorded simultaneously herewith.

0085680
IDENTIF. + REFERENCE

95 AUG -3 AM 10:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3312 08/03 0101 03CHECK 386.40

MAIL ENV.

unimproved ( )
This is improved (X) property, known as 4505 Harding Road, No. 185, Nashville, Tennessee 37205
(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 our hand s this 1st day of August 19 95

William E. Calvert

William E. Calvert

Jeffrey C. Lynch by William E. Calvert, AIF

Jeffrey C. Lynch, by William E. Calvert,
Attorney in Fact

BOOK 9751 PG 286

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 William E. Calvert

the bargainor s, 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 1st day of August, 1995.

Commission expires My Commission Expires SEPT. 26, 1998

Kathy Whitaker
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

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

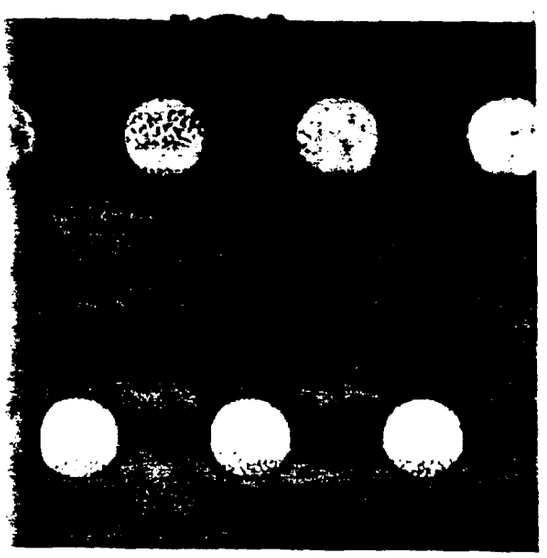
STATE OF TENNESSEE
COUNTY OF DAVIDSON

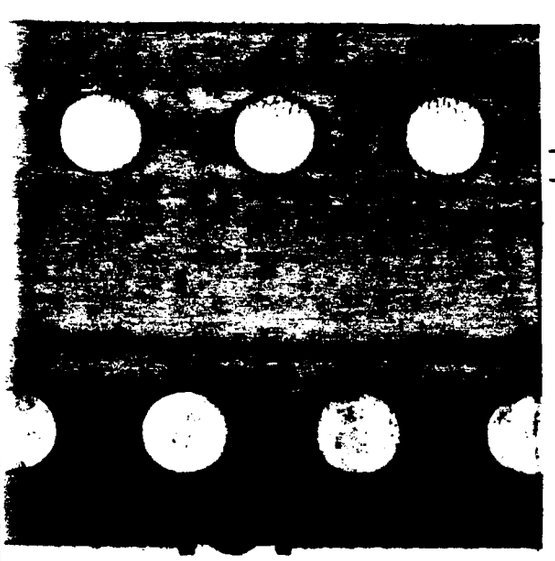
On this 1st day of August, 1995, before me personally appeared William E. Calvert, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Jeffrey C. Lynch and acknowledged that he executed the same as the free act and deed of Jeffrey C. Lynch. Witness my hand and seal this 1st day of August, 1995.

My commission expires:
My Commission Expires SEPT. 26, 1998

Kathy Whitaker
Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE





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

RECEIVED OF _____

FOR _____

BOOK 9751 PG 287

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 102000.00
CON TX 377.40
PRFEE 1.00
WDEED 8.00
TOTAL 386.40
CHECK 386.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/03/95 01 10:56 0001 8312

0085680
IDENTIF. ↑ REFERENCE

95 AUG -3 AM 10:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 937341