First Title & Escrow Company, Inc.
File Box 9-B
13234

WARRANTY DEED

BOOK 9758 PG 519

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
229 Ward Circle, Suite C-11
Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
RAYMOND J. SIMON (NAME)	NEW OWNERS (NAME)	Map 117-3
235 Hillsboro Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 235
Nashville, Tennessee 37215 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	F.B. 7DA91254

FOR AND IN 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, GALT M. BAKER, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO RAYMOND J. SIMON AND WIFE, PHYLLIS C. SIMON

HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS, 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 Unit 235 on the Plan of Hillsboro Station Condominiums of record in Plat Book 6250, pages 751 thru 753, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Hillsboro Station, a horizontal property regime established by Master Deed of record in Book 6740, page 37, amended in Book 8140, page 689, said Register's Office.

Being the same property conveyed to Galt M. Baker by deed from Dalton Development Corporation, a Tennessee corporation of record in Book 6936, page 160, said Register's Office.

This conveyance is made subject to: (1) 1995 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6740, page 37, amended in Book 8140, page 689; (3) Easements of record in Book 3965, page 468, Book 4158, page 34, (4) Agreement of record in Book 6629, page 452; (5) Charter of record in Book 6747, page 6; and (6) All matters appearing on the Plan of record in Plat Book 6250, pages 751 thru 753, said Register's Office.

Sarah L. Baker, spouse of Galt M. Baker, joins in the execution of this instrument for the purpose of conveying any interest she may have in the subject property by virtue of her marriage to the said Galt M. Baker.

95 AUG 10 AM 10:19
REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
00080039

This is unimproved ( ) improved (XX) property, known as 235 Hillsboro Place, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the apurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors, 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, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors, 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.

In witness whereof, the GRANTORS have hereunto set their hands (if a corporation, has caused its name to be signed hereto by its duly authorized officer) on this 7th day of August, 19 95

Galt M. Baker
GALT M. BAKER

Sara L. Baker
SARAH L. BAKER

STATE OF TENNESSEE
COUNTY OF Williamson

BOOK 9758 PG 520

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GALT M. BAKER AND WIFE, SARAH L. BAKER

with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office, this 7th day of August, 19 95.

My commission expires 6/10/97 Notary Public Beth M. Brack

STATE OF _____
COUNTY OF _____

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

with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained, and who further acknowledged that _____ is the _____ of _____ the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand at Office, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 90,500.00

Raymond J. Simon by Sandra Simon Hall Lenton, Attorney in Fact
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF August, 19 95

MY COMMISSION EXPIRES: 6/10/97 (AFFIX SEAL) Beth M. Brack Notary Public

WARRANTY DEED

FROM

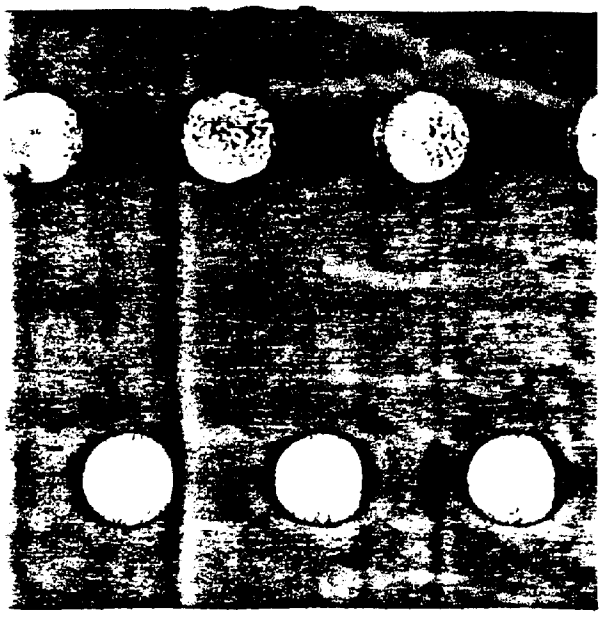
~~GALT M. BAKER~~

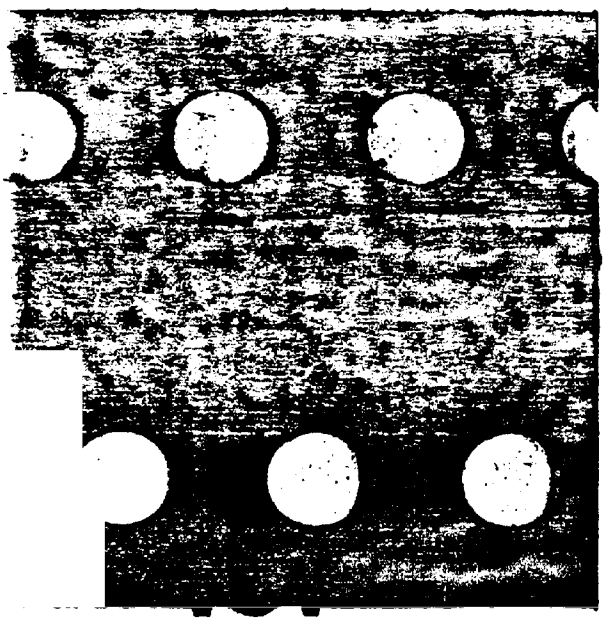
TO

~~RAYMOND J. SIMON AND WIFE,~~
PHYLLIS C. SIMON

0908 08/10 0101 03CHECK 343.85

PLEASE RETURN TO:
First Title & Escrow Company, Inc.
Suite 11C The Paddock
229 Ward Circle
P.O. Box 926
BRENTWOOD, TENNESSEE 37024-0926





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9758 PG 521

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 90500.00
CON TX 334.85
PRFEE 1.00
WDEED 3.00
TOTAL 343.85
CHECK 343.85
08/10/95 01 10:19 0001 0908

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0088039
IDENTIF. # REFERENCE

95 AUG 10 AM 10: 19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 939913