BOOK 9780 PG 878

Box 31
CAW

FROM: WILLIAM N. DEARBORN and, wife, VICTORIA W. DEARBORN

TO: RICHARD L. BAKER and wife, CONNIE W. BAKER

THIS INSTRUMENT PREPARED BY: BOULT, CUMMINGS, CONNERS & BERRY, ATTORNEYS NATIONSBANK PLAZA, SUITE 1600 414 UNION STREET NASHVILLE, TENNESSEE 37239

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Richard L. Baker and wife,	SAME	Map 131-9-B
Connie W. Baker		Parcel 10
100 Sheffield Court		
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $305,000.00.

Richard L. Baker
Affiant

Subscribed and sworn to before me, this the 31st day of August, 1995.

Carol A. Wilson
Notary Public

CAROL WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Comm. Expires: 11-20-96

GENERAL WARRANTY DEED

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 and sufficiency of which are hereby acknowledged, We, **William N. Dearborn and wife, Victoria W. Dearborn**, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto **Richard L. Baker and wife, Connie W. Baker**, hereinafter called "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as, **100 Sheffield Court, Nashville, Tennessee 37215**.

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 GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs, successors, assigns, 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 hands this 31st day of August, 1995.

William N. Dearborn

Victoria W. Dearborn

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 N. Dearborn and wife, Victoria W. Dearborn, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 31st day of August, 1995.

NOTARY PUBLIC

CAROL A. WILSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 11-20-96

EXHIBIT A

(Property Description)

Land in Davidson County, Tennessee, being Unit No. 10, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee, and being located upon Lot No. 5 on the Plan of Sheffield Condominiums Phase II of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William N. Dearborn and wife, Victoria W. Dearborn by Deed from Lillian M. Newport, Married, of record in Book 8865, page 646, Register's Office for Davidson County, Tennessee.

The above-described property is being conveyed subject to the following:

1. 1995 property taxes, which have been prorated and assumed by the Grantees;

2. All matters shown on the Plan of record in Book 5200, page 474, Register's Office for Davidson County, Tennessee.

3. Perpetual easement for Highway Purposes of record in Book 4384, page 438, Said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6229, page 481, said Register's Office.

5. Restrictive Covenants contained in instrument of record in Book 5996, page 807, amended of record in Book 6010, page 663, said Register's Office.

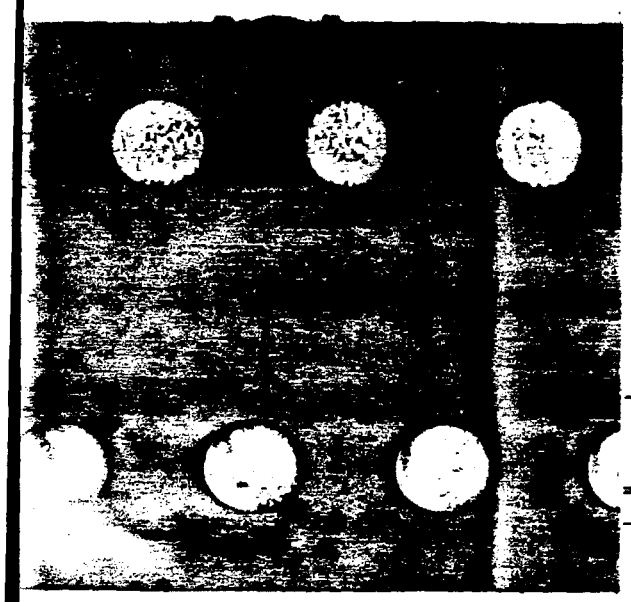
6. Covenants, Conditions, restrictions and Agreements of record in Book 5996, page 812 and the By-Laws appended thereto of record in Book 5996, page 818, said Register's Office.

7. Rights of others in and to the common areas.

9219 08/31 0101 03CHECK 1141.50

0095743
IDENTIF. A REFERENCE

95 AUG 31 PM 4:20
FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9780 PG 881

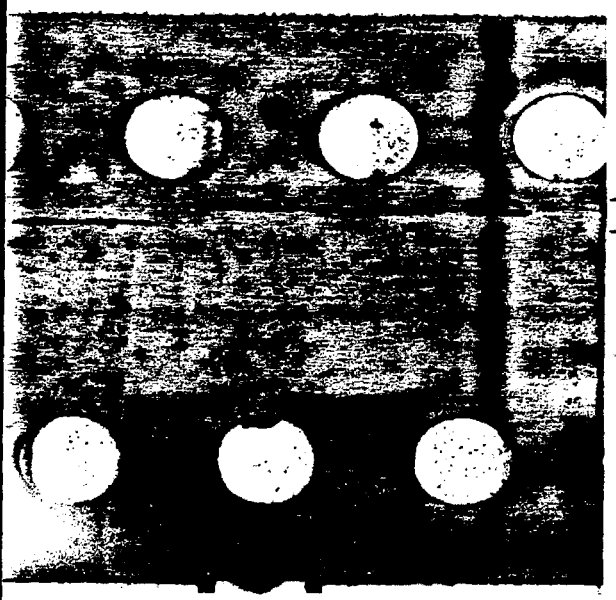
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 305000.00
CON TX 1128.50
PRFEE 1.00
WDEED 12.00
TOTAL 1141.50
CHECK 1141.50

08/31/95 01 16:21 0001 9219

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0095743
IDENTIF. & REFERENCE

95 AUG 31 PM 4:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 948132