BOOK 9781 PG 485

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 170,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF August 19 95

Notary Public

MY COMMISSION EXPIRES: 11-30-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C., 121 First Ave. Suite 200, Franklin, Tennessee 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Dean Baker (NAME)	CTX Mortgage Company (NAME)	MAP 173-4A
5024 West Oak Highland Drive (ADDRESS)	P.O. Box 19000 (ADDRESS)	PARCEL 59
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Dallas, TX 75219 (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, Veevers, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy Dean Baker and wife, Sherri A. Baker

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:

LAND in Davidson County, Tennessee being Lot No. 59 on the plan of Phase 1, Oak Highlands, as of record in Plan Book 6900, pages 432, 433, 434, 435, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Veevers, Inc., by deed from Sun NLF, Limited Partership of record in Book 9532, page 160, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

Restrictive covenants contained in an instrument of record in Book 7350, page 24 and re-recorded in Book 7367, page 587, Register's Office for Davidson County, TN.

Plan of record in Book 6900, page 432, 433, 434, 435 said Register's Office, shows an Owner's Certificate, certain notes, easements and setback lines.

Taxes for the year 1995 and subsequent years, a lien, but not yet due and payable.

unimproved ( )
This is improved (X) property, known as 5024 West Oak Highland Drive, Antioch, TN 37013
(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 my hand this 30th day of August 19 95

Veevers, Inc.
By: William Bradford Veevers
William Bradford Veevers, Vice President

BOOK 9781 PG 486

STATE OF TENNESSEE
COUNTY OF

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

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____

_____, Tennessee, this _____day of _____19_____ .

Commission expires _____ _____
Notary Public

_____

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, _____the undersigned_____ a Notary Public within and for the State and County aforesaid, personally appeared _____William Bradford Veevers_____ and _____ with whom I am personally acquainted and who upon _____his_____ oath(s) acknowledged _____himself_____ to be the _____Vice President_____ and _____ respectively of the _____Veevers, Inc._____ the within named bargainor, and corporation, and that _____he_____ as such _____Vice President_____ 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 _____William Bradford Veevers_____ as such _____Vice President_____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____Franklin, Tennessee_____ on this the _____30th_____ day of _____August_____ 19_95_ .

My commission expires _____11-30-97_____ _____
Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON

0095960

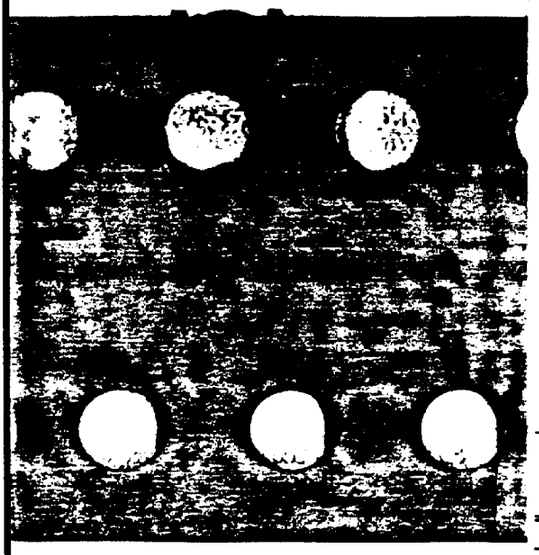
IDENTIFICATION REFERENCE

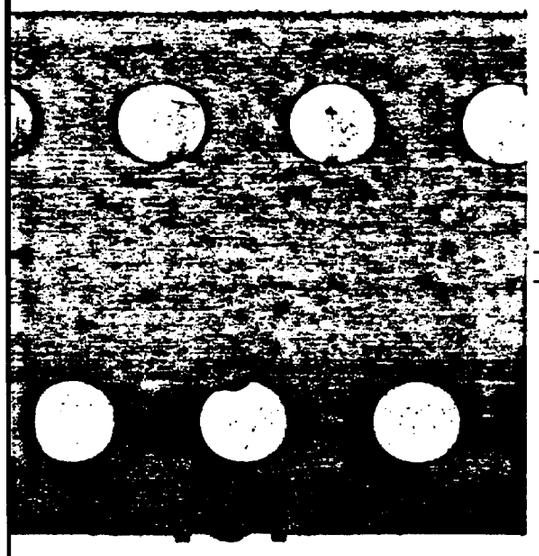
95 SEP -1 AM 10:25

FELIX Z. DALESMITH, REGISTER
DAVIDSON COUNTY, TN

9458 09/01 0101 03CHECK

640-59





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9781 PG 487

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	
				170700.00
			CON TX	631.59
			PRFEE	1.00
			WDEED	8.00
			TOTAL	640.59
			CHECK	640.59
09/01/95	01		10:25 0001	9458

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0095960 IDENTIF. # REFERENCE

95 SEP -1 AM 10:25

FELIX Z. WILSON II REGIST
DAVIDSON COUNTY, TN.

No. 948367