BOOK 9784 PG 911

THIS INSTRUMENT PREPARED BY:
HATCHER ESCROW COMPANY
113 SHIVEL DRIVE
HENDERSONVILLE, TENNESSEE 37075

OUR FILE NUMBER: R-4590

MAP/GROUP/PARCEL
042-16-0/049.00

NEW OWNER'S NAME AND ADDRESS:
Jon C. Baker
109 Peggy Street
Madison, Tennessee 37115

SEND TAX BILLS TO:
Guaranty Trust Company
726 South Church Street
Murfreesboro, TN 37130

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, we, Roger B. Brown and wife, Ravonda C. Brown, hereinafter called Grantors, do hereby transfer and convey unto Jon C. Baker, an unmarried person, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee,

BEING Lot No. 31 on the Plan of Finnland Heights, Part 2, of record in Book 1424, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to grantors herein by deed of record in Book 6058, Page 626, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantee. Grantors covenant with grantee that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Roger B. Brown

Ravonda C. Brown

95 SEP -5 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
00096923

BOOK 9784PG912

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Roger B. Brown and wife, Ravonda C. Brown, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as their free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 31st day of August, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-97

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $61,500.00.

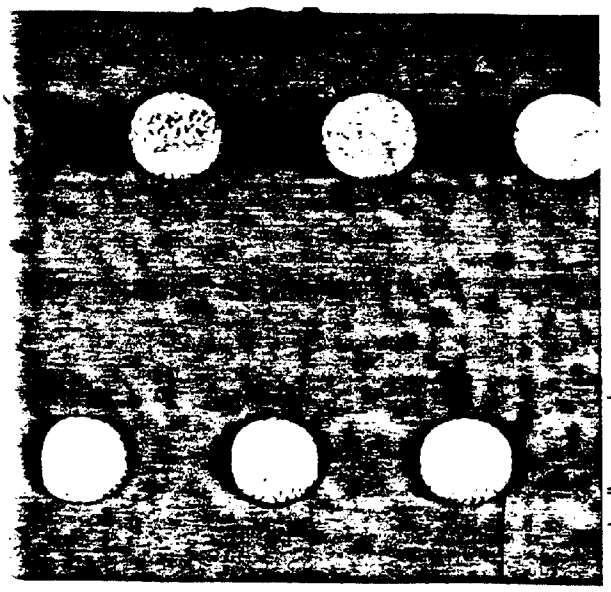
AFFIANT

Sworn to and subscribed before me, this the 31st day of August, 1995.

NOTARY PUBLIC

My Commission Expires
2-3-98

0437 09/05 1101 03CHECK 236.55



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

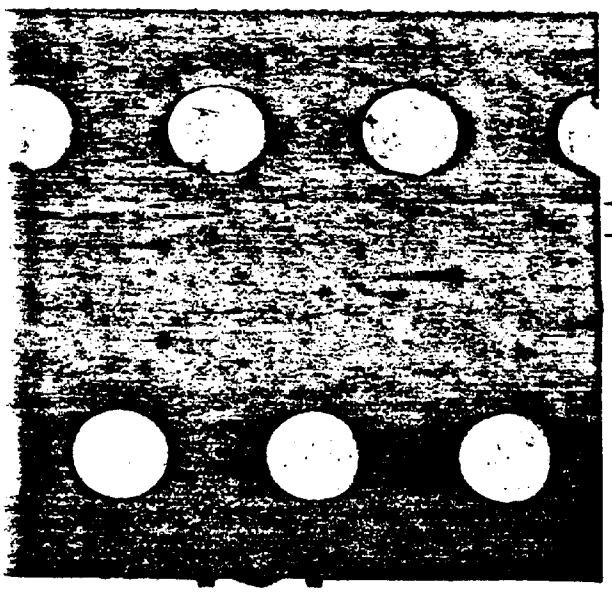
RECEIVED OF _____

FOR _____

BOOK 9784 PG 913

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 61500.00
CON TX 227.55
PRFEE 1.00
WDEED 8.00
TOTAL 236.55
CHECK 236.55

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0096923
IDENTIF. ↑ REFERENCE

95 SEP -5 PM 3:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 949366