0103940
IDENTIF. ↑ REFERENCE

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

OUR FILE NUMBER: R4667

MAP/GROUP/PARCEL
p/o 006-00-0-067.00

NEW OWNER'S NAME AND ADDRESS:
Brian K. Moore and
Thomas M. Schlueter
126 Happy Valley Road
Goodlettsville, TN 37072

SEND TAX BILLS TO:
Source One Mortgage Services
27555 Farmington Rd.
Farmington Hills, MI 48334-3357

95 SEP 22 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

BOOK 9803 PG 421

7733 09/22 0101 03CHECK 549.50

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, I, Della Ruth Proctor Baker, a single woman, hereinafter called Grantor, do hereby transfer and convey unto Brian Keith Moore, a single man, and Thomas M. Schlueter, a single man, their heirs and assigns, hereinafter called Grantees, property described as follows:

SEE Exhibit A attached hereto and made a part hereof.

BEING the same property conveyed to grantor herein by deed of record in Book 7528, Page 737, 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 grantees. Grantor covenants with grantees that she is 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.

GRANTOR further covenants and binds herself, her heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Della Ruth Proctor Baker
Della Ruth Proctor Baker

EXHIBIT A

Land in Davidson County, Tennessee and being a portion of the Gary H. & Della P. Baker Property as of record in Deed Book 7528, page 737, R.O.D.C., Tennessee and is more particularly described according to a survey by R.L. Montoya-Land Surveying, Inc. dated June 7, 1995 as follows:

Beginning at a point in the southerly margin of Happy Valley Rd. marking the southeast corner of the said Baker Property and the southeast corner of this described tract; thence, leaving said margin, with the southerly line of this described tract, South 44 degrees 28 minutes 34 seconds West 342.73 feet to a point; thence, South 54 degrees 22 minutes 50 seconds West, 280.36 feet to a point; thence, leaving said southerly line, North 41 degrees 37 minutes 48 seconds West, 161.53 feet to a point; thence, North 13 degrees 54 minutes 12 seconds East, 603.95 feet to a point; thence, North 50 degrees 52 minutes 16 seconds East, 70.00 feet to a point in the southerly margin of Happy Valley Road; thence, with said margin, South 39 degrees 07 minutes 44 seconds East, 61.20 feet to a point; thence, with a curve to the left with a radius of 592.41 feet a length of 75.92 feet to a point; thence, South 46 degrees 28 minutes 16 seconds East, 133.96 feet to a point; thence, with a second curve to the left with a radius of 643.64 feet a length of 119.16 feet to a point; thence, South 57 degrees 04 minutes 43 seconds East, 25.54 feet to a point; thence, with a curve to the right with a radius of 382.65 feet a length of 65.07 feet to a point; thence, South 47 degrees 20 minutes 09 seconds East, 30.40 feet to the point of beginning, containing 5.01 acres more or less.

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, Della Ruth Proctor Baker, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as her free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, TN, on this the 20th day of September, 1995.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
2-3-98

STATE OF TENNESSEE
COUNTY OF SUMNER

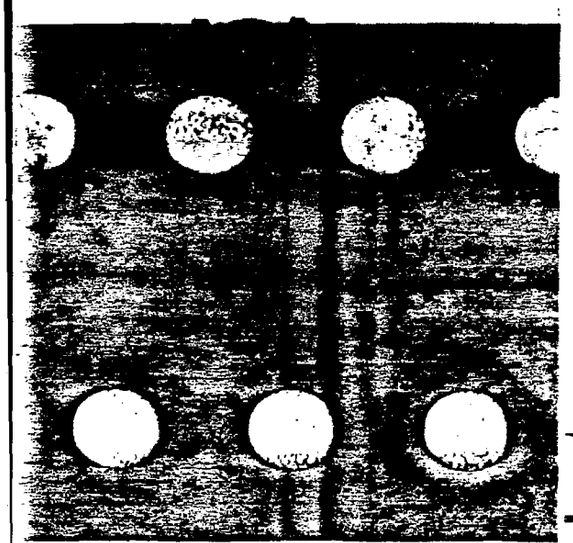
The actual consideration or value whichever is ~~greater for~~ this transfer is $145,000.00.

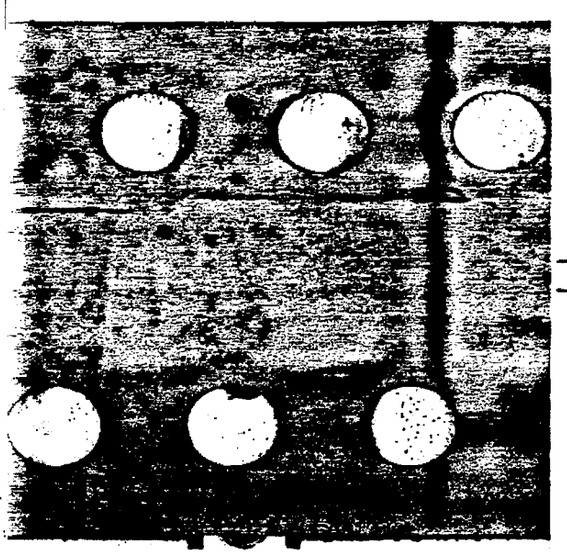
Della Ruth Proctor Baker
AFFIANT

Sworn to and subscribed before me, this the 20th day of September, 1995.

NOTARY PUBLIC

My Commission Expires:
2-3-98





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

RECEIVED OF _____

FOR _____

BOOK 9803 PG 424

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
145000.00
CON TX 536.50
PRFEE 1.00
WDEED 12.00
TOTAL 549.50
CHECK 549.50
09/22/95 01 10:37 0001 7983

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0103 940
Cheryl A. Lawrence

95 SEP 22 AM 10:36
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 956806