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

WARRANTY DEED

THIS INSTRUMENT PREPARED BY

George E. Mudter, Jr., Atty.
4301 Hillsboro Road, Suite 220
Nashville, Tennessee 37215

BOOK 9888 PG 175

#13493

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
ROBERT E. BAKER (NAME)	NEW OWNER (NAME)	104-13-F
125 Brighton Close (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	125.00CO
Nashville, Tennessee 37205 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	7DA92954

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, W. JOSEPH ENGLAND AND WIFE, CONNIE H. ENGLAND

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ROBERT E. BAKER AND WIFE, CAROLYN C. BAKER

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 part of Tract II on the Plan of Second Revision of the Brighton Close Boundary, as of record in Plat Book 6900, page 716, and being shown as Unit No. 125 on the Plan of Unit 125, 135 and 136, Brighton Close, Phase II as of record in Plat Book 6900, page 869, amended in Plat Book 7900, page 136 and Plat Book 7900, page 246, amended by Surveyor's Certificate of correction of record in Book 8418, page 215, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to W. Joseph England and wife, Connie H. England by deed from G & W Partners of record in Book 8420, page 223, said Register's Office.

This conveyance is made subject to: (1) Restrictions of record in Book 7522, page 108, amended in Book 7557, page 621, Book 7670, page 280, Book 7803, page 458, Book 7807, page 500, Book 7871, page 343, Book 8273, page 884, Book 8561, pages 812,819,824,829,834,844, Book 8698, page 557, and in Book 9372, page 356; (2) Charter of record in Book 7522, page 131, amended in Book 7522, page 134, and in Book 8446, page 679, and in Book 8273, page 908; and (3) All matters appearing on the Plan of record in Plat Book 6900, page 716, said Register's Office.

013872

IDENTIF. & REFERENCE

95 DEC 14 AM 10:18
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

This is improved (XX property, known as 125 Brighton Close, Nashville, Tennessee 37205) unimproved ( )

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 12th day of December, 19 95

W. Joseph England
W. JOSEPH ENGLAND

Connie H. England
CONNIE H. ENGLAND

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. JOSEPH ENGLAND AND WIFE, CONNIE H. ENGLAND 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 12th day of December 19 95.

My commission expires 11/20/96 Notary Public

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 _____

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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 523,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF December 19 95.

MY COMMISSION EXPIRES: 11/20/96 (AFFIX SEAL)

Notary Public

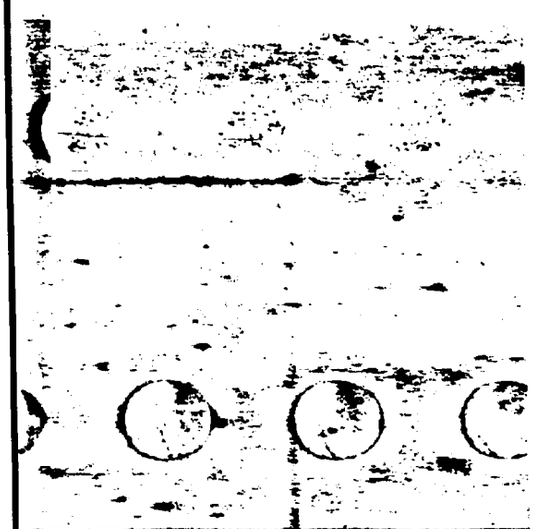
WARRANTY DEED

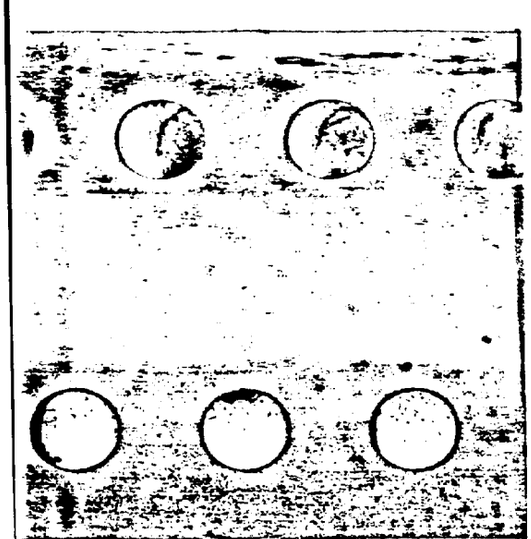
FROM W. JOSEPH ENGLAND AND WIFE, CONNIE H. ENGLAND

TO ROBERT E. BAKER AND WIFE, CAROLYN C. BAKER

8094 12/14 0101 03CHECK 1947-96

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 9888 PG 177

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 523800.00
CON TX 1938.06
PRFEE 1.00
WDEED 8.00
TOTAL 1947.06
CHECK 1947.06

12/14/95 01 10:19 0001 8094

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0131872
IDENTIF. # REFERENCE

95 DEC 14 AM 10:18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 986554