THIS INSTRUMENT PREPARED BY:

MITCHELL A. WATTS, ATTORNEY
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

95 JAN -4 AM 10:47
FELIX Z. ... REGISTER
DAVIDSON COUNTY, TN.

0137818
IDENTIFICATION REFERENCE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $***587,000.00.

Mary Christopher Affiant

LINDA V. JONES NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Subscribed and sworn to before me this 28 day of December, 1994.

Linda V. Jones
Notary Public

My Commission Expires: 11-10-97

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Richard L. Daft 1701 Graybar Lane Nashville, TN 37215	First Republic Mortgage Corp 3310 West End Avenue, 4th Floor Nashville, TN 37203	MAP 117-11 PARCEL 66

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED EIGHTY SEVEN THOUSAND AND 00/100 ($***587,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee the receipt of which is hereby acknowledged, we, ROBERT E. BAKER and wife, CAROLYN C. BAKER, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Richard L. Daft and wife, Dorothy Marcic Daft, 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:

BEING the westerly part of Lot No. 17 on the Plan of Glen Echo Subdivision of Noel Property, Not of Record, and described according to a survey thereof made July 26, 1979, by John B. Kohl, III, as follows:

BEGINNING at a point in the southerly margin of Graybar Lane 956.0 feet west of the westerly margin of Belmont Boulevard at an iron which is 106.0 feet west of the property conveyed to Henry A. Gillsepie, et al, by deed of record in Book 2697, page 380; thence along the south margin of Graybar Lane, North 87 degrees 45' West 119.0 feet to an iron pin at the corner of Lots 16 and 17; thence with the line between said lots South 2 degrees 15' West 400.0 feet to an iron pin in a post; thence South 87 degrees 45' East 108.0 feet to the southwest corner of property conveyed to Gillespie, et al, above referred to; thence with their lines North 5 degrees East 230.0 feet, North 2 degrees 15' East 170.0 feet to the point of beginning.

BEING the same property conveyed to Robert E. Baker and wife, Carolyn C. Baker, by deed from Marbut Glenn Gaston, Jr., Trustee, of record in Book 5483, page 663, Register's Office for Davidson County, Tennessee.

This is improved property known as 1701 Graybar Lane, 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.

GRANTORS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee.

2. Matters, if any, shown on the Plan of Glen Echo Subdivision of Noel Property, Not of Record.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE s, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 28th day of December, 1995.

ROBERT E. BAKER

CAROLYN C. BAKER

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 ROBERT E. BAKER and CAROLYN C. BAKER, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of December, 1995.

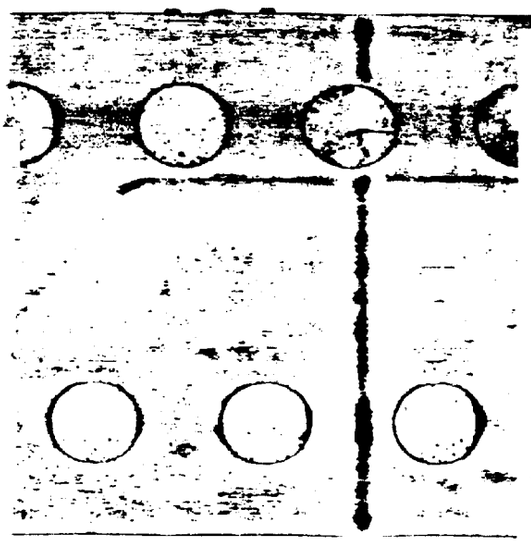
Notary Public

My Commission Expires:

11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

4523 01/04 0101 03CHECK 2180-90



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

RECEIVED OF _____

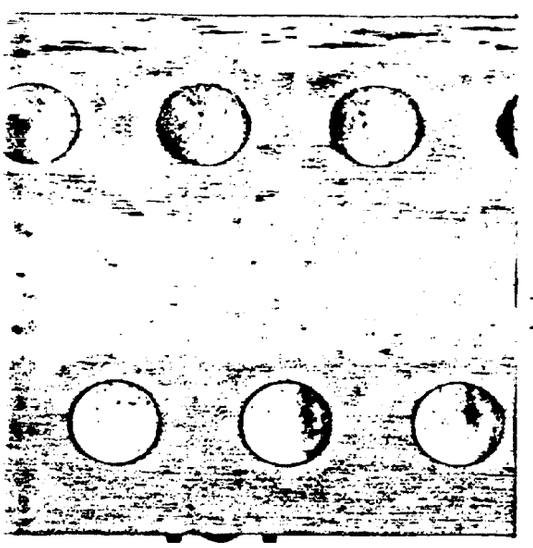
FOR _____

BOOK 9908 PG 613

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
587000.00
CON TX 2171.90
PRFEE 1.00
WDEED 8.00
TOTAL 2180.90
CHECK 2180.90
01/04/96 01 10:49 0001 4523



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0137818
IDENTIF. # REFERENCE

96 JAN -4 AM 10: [illegible]
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 992884