THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

BOOK 9914 PG 745

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 535,000.00

Affiant

Subscribed and sworn to before me, this 1st day of January 1996

Notary Public

My Commission Expires: 11-22-97

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

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
WAYNE BRADLEY DANIEL 1208 16th Avenue, South Nashville, Tennessee 37212	WAYNE BRADLEY DANIEL 17th Avenue, South Nashville, Tennessee 37212	MAP 104-4 PARCEL 230

5744 01/11 0101 03CHECK 1788.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED THIRTY FIVE THOUSAND AND NO/100---------- ($ 535,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged, I, R. E. BAKER, MARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto WAYNE BRADLEY DANIEL, married, and WILLIAM P. FISER, JR., unmarried, and DANIEL L. HIPP, unmarried 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 southwest part of Lot No. 24 on the plan of O.B. Hayes Large Lots, called "Rokeby", as of record in Book 21, page 87, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of 16th Avenue, South, formerly Belmont Avenue, at a point 205.0 feet south of the southerly margin of Edgehill Avenue; thence with the easterly margin of 16th Avenue, South, southwardly 100.0 feet to the corner of Lots 24 and 29; thence with the line between said two lots eastwardly 160.0 feet, more or less, to the westerly margin of an alley; thence with said alley northwardly 100.0 feet; thence at right angles westwardly 180.0 feet, more or less, to the beginning.

BEING the same property conveyed to R.E. Baker by deed from General Homes Corporation of record in Book 9534, page 494, Register's Office for Davidson County, Tennessee.

CAROLYN BAKER, spouse of R.E. Baker, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This is improved property known as 1208 16th Avenue, South, Nashville, Tennessee 37212

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.

GRANTOR COVENANTs with the said GRANTEEs that he is lawfully seized and possessed of said land in fee simple, has 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(s).

2. Matters shown on the Plan of O.B. Hayes Large Lots called "Rokeby" of record in Book 21, page 87, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs and binds himself, his heirs and representatives to warrant and forever defend the title to the said GRANTEEs, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 1st day of January, 19 96.

R. E. BAKER

CAROLYN BAKER

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

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 R. E. BAKER and CAROLYN 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 1st day of January, 1996.

My Commission Expires: November 22, 1997

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____ as such _____, and attesting the same by the said _____ as such _____.

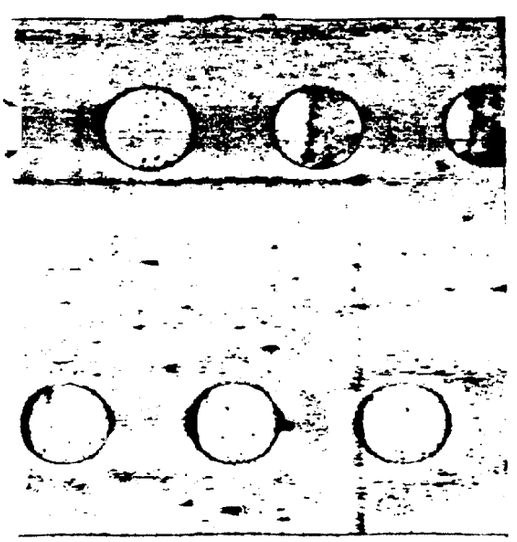
Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

0139923
IDENTIFICATION REFERENCE

96 JAN 11 AM 10:26
FELIX Z. [illegible]
DAVIDSON COUNTY, TN.



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

RECEIVED OF _____

FOR _____

BOOK 9914 PG 747

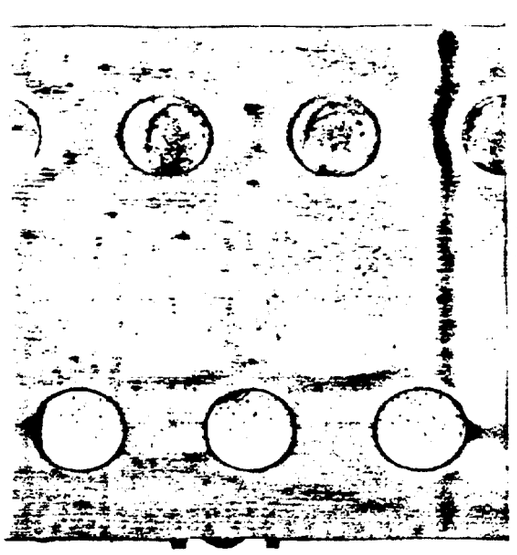
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
535000.00
CON TX 1979.50
PRFEE 1.00
WDEED 3.00
TOTAL 1988.50
CHECK 1988.50

01/11/96 01 10:28 0001 6764

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0139923
IDENTIF. & REFERENCE

96 JAN 11 AM 10:26
FELIX Z. WILSON, II
DAVIDSON COUNTY, TN.

No. 995094