WARRANTY DEED

SEND TAX BILL TO:
AMERICA'S WHOLESALE LENDER
155 NORTH LAKE AVENUE
PASADENA, CA, 91109

BOOK 9943 PG 824

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: MARCH 8, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Lassiter, Tidwell & Hildebrand, Attys., 428 Wilson Pike Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy H. Gauldin (NAME)	(NAME)	145-3 26
1401 Tyne Boulevard (ADDRESS)	(ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, Robert Lyn Baker, Trustee and Sally H. Baker, Trustee, under the will of Charles Carter Baker, Sr., deceased

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy H. Gauldin and wife, Amanda G. Gauldin

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:

Land in Davidson County, TN, being Lot No. 1 on the Plan of C. C. Baker Property, of record in Book 4300, Page 104, and in Book 4300, page 124, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles C. Baker and wife, Ruth Robertson Baker, by deed from Robert Allen Ragland and wife, Sue Munger Ragland, of record in Book 2283, Page 1, Register's Office for Davidson County, TN. Ruth Robetson Baker predeceased Charles C. Baker, who died July 27, 1995, and who, by will of record in Will Book 199, page 568, Davidson County Probate Court Clerk's Office, devised said property to Robert Lyn Baker, Trustee, and Sally H. Baker, Trustee. Charles C. Baker and Charles Carter Baker, Sr. are one and the same person.

Subject to easement for sanitary sewers and/or storm drainage in Book 7726, page 236, and all matters on the plan of record.

6652 02/09 0101 03CHECK 656.50

0149139

IDENTIF. & REFERENCE

96 FEB -9 AM 10:56

FEE, X Z, [illegible] REGISTER
DAVIDSON COUNTY, TN.

unimproved (
This is improved ( ) property, known as 1401 Tyne Boulevard, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hand s this 31st day of January 19 96

Robert Lyn Baker, Trustee
Robert Lyn Baker, Trustee

Sally H. Baker, Trustee
Sally H. Baker, Trustee

BOOK 9943 PG 825

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Lyn Baker, Trustee and Sally H. Baker, Trustee

the bargainor s, 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 at Brentwood, Tennessee, this 31st day of January, 1996.

Commission expires 1/29/2000

Notary Public

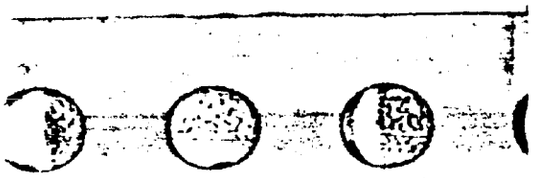
STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

Notary Public

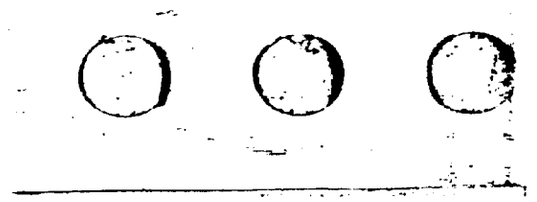


OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

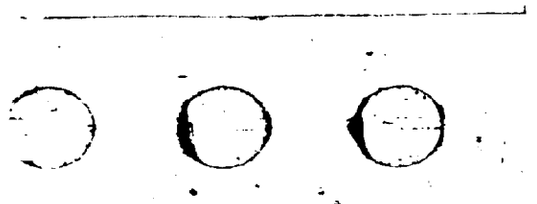
FOR _____

BOOK 9943 PG 826



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	175000.00
CON TX	647.50
PRFEE	1.00
WDEED	8.00
TOTAL	656.50
CHECK	656.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 6652



0149139
IDENTIF. & REFERENCE

96 FEB -9 AM 10:56
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1004864