This Instrument Prepared By:

Bottorff, Kavin & Cook
5110 Maryland Way, Suite 200
Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER:
Betty S. Baker
924 Harpeth Bend Dr.
Nashville, TN 37221

SEND TAX BILL:
To Mortgagee

BOOK 9960 PG 892

MORTGAGEE:
Southtrust Mortgage Corporation
230 Fourth Avenue North
Nashville, TN 37202-5150

MAP AND PARCEL:
MAP 156-6
GROUP
PARCEL 16

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Debra V. Dalton, unmarried, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Betty S. Baker, unmarried, hereinafter called the Grantee, her 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 Lot No. 787 on the Plan of Harpeth Woods, Section Four, First Addition, of record in Book 5200, page 635, said Register's Office.

Being the same property conveyed to Debra V. Dalton, unmarried, by deed from Donald G. Payne and wife Linda H. Payne of record in Book 6883, page 975, Register's Office for Davidson County, Tennessee; further being the property quitclaimed to Debra Vanderpool Dalton by David Lynn Dalton of record in Book 7781, page 501, said Register's Office.

This is improved property known as 924 Harpeth Bend Dr., Nashville, TN 37221.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 1996 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Betty S. Baker, unmarried, her heirs and assigns, forever; and I, Debra V. Dalton, unmarried, do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 23rd day of February, 1996.

Debra V. Dalton

Debra V. Dalton

96 FEB 29 AM 9:00
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

0154528
IDENTIF. & REFERENCE

BOOK 9960 PG 893

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Debra V. Dalton, unmarried, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 23rd day of February, 1996.

Rebecca L. Garland
NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $ 106,500.00.

Betty A Baker
AFFIANT

Subscribed and sworn to before me this 23rd day of February, 1996.

Rebecca L. Garland
NOTARY PUBLIC

My Commission Expires: 5-24-96

2436 02/29 0101 03CHECK 403.05



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

RECEIVED OF _____

FOR _____

BOOK 9960 PG 894

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 106500.00
CON TX 394.05
PRFEE 1.00
WDEED 8.00
BANK 403.05
CHECK 403.05

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/29/96 01 09:01 0001 2436

0154528
IDENTIF. ↑ REFERENCE

96 FEB 29 AM 9:01
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1010579