WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is ~~greater~~, for this transfer is $ 14,500.00

Affiant

Sworn to and subscribed before me this 27 day of May, 1996.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
Wilson Enterprises, Inc.	Same	Map 82-4
302 42nd Avenue		Par. 256 & 255
Nashville, TN 37209		

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Larry G. Baker and wife, Jennifer Baker, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto Wilson Enterprises, Inc., hereinafter called Grantee, its heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

881 Granada Avenue

Being Lot No. 9 on the plan of Carter Lane Place of record in Book 547, page 105., Register's Office for Davidson County, Tennessee, to which plat reference is heremade for a more complete and detailed description.

Being the same property conveyed to Larry G. Baker and wife, Jennifer Baker, by deed from Wallace C. Wilson and Lillian R. Wilson of record in Book 5732, page 266, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

883 Granada Avenue

Being Lot No. 8 on the Map of Carter Lane Place, as of record in Book 547, page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 8 fronts 68.5 feet on the northerly side of Granada, formerly Carter, Avenue and runs back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Larry G. Baker and wife, Jennifer Baker, by deed from Wallace C. Wilson and Lillian R. Wilson, of record in Book 5732, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, its heirs and assigns forever; and we do covenant with the said Grantee 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 hands this 27 day of March, 1996.

Larry G. Baker
LARRY G. BAKER

Jennifer Baker
JENNIFER 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, Larry G. Baker and wife, Jennifer Baker, the Bargainers, 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 27 day of March, 1996.

NOTARY PUBLIC

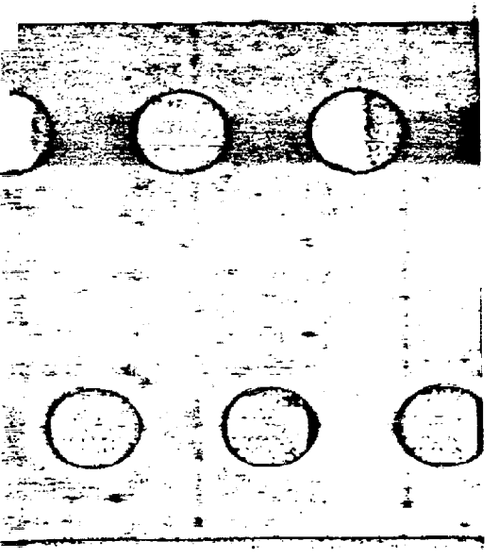
My Commission Expires: 9-24-98

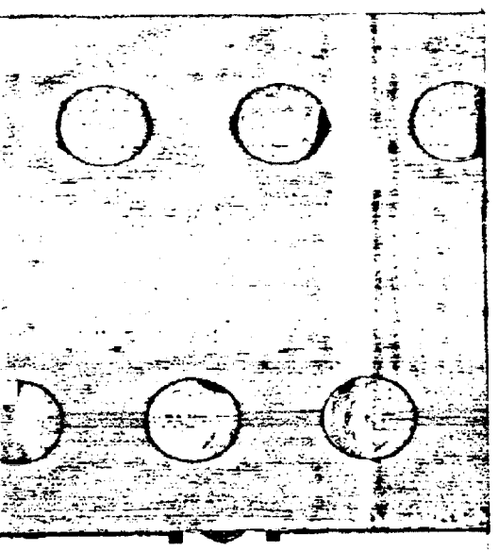
016141
IDENTIF. ↑ REFERENCE

96 MAR 25 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

-683 03/25 0101 03CHECK 62.65





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

RECEIVED OF _____

FOR _____

RTD/M 9988 PG 459

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 14500.00
CON TX 53.65
PRFEE 1.00
WDEED 8.00
TOTAL 62.65
CHECK 62.65

03/25/96 01 08:23 0001 1683

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163141
IDENTIF. ← REFERENCE

96 MAR 25 AM 8:23
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1019720