BK/ 9990 PG 473 BOX 52

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 91,900.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March
Notary Public
MY COMMISSION EXPIRES 3/6/99
(AFFIX SEAL)

LEHMAN NOTARY PUBLIC WILLIAMSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 5211 Maryland Way, Suite 1060, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth E. Prime (NAME)	SunTrust Mortgage, Inc. (NAME)	150-3-50
3324 Timber Trail (ADDRESS)	P.O. Box 105277 (ADDRESS)	
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5277 (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, James H. Baker and wife, Pamela L. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth E. Prime and wife, Brenda L. Prime

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, Tennessee, being Lot No. 45 on the plan of The Country, Section 2, as of record in Book 5050, page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 45 fronts 36.65 feet on the westerly margin of Timbertrail and extends back 129.90 feet on the southerly line and 112.03 feet on the northerly line to a broken line in the rear measuring 181.16 feet thereon.

Being the same property conveyed to James H. Baker by deed from James P. Walsh and Harvey Lewis of record in Book 8693, page 309, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

PAMELA L. BAKER JOINS IN THIS TRANSACTION TO CONVEY ANY MARITAL RIGHTS SHE MAY HAVE IN THE PROPERTY.

unimproved ( )
This is improved (X) property, known as 3324 Timber Trail, Antioch, Tennessee 37013
(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 my hand this 21st day of March, 19 96

James H. Baker

Pamela L. Baker

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 James H. Baker AND wife, Pamela L. Baker

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 21st day of March, 19 96.

Commission expires 3/6/99

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_____.

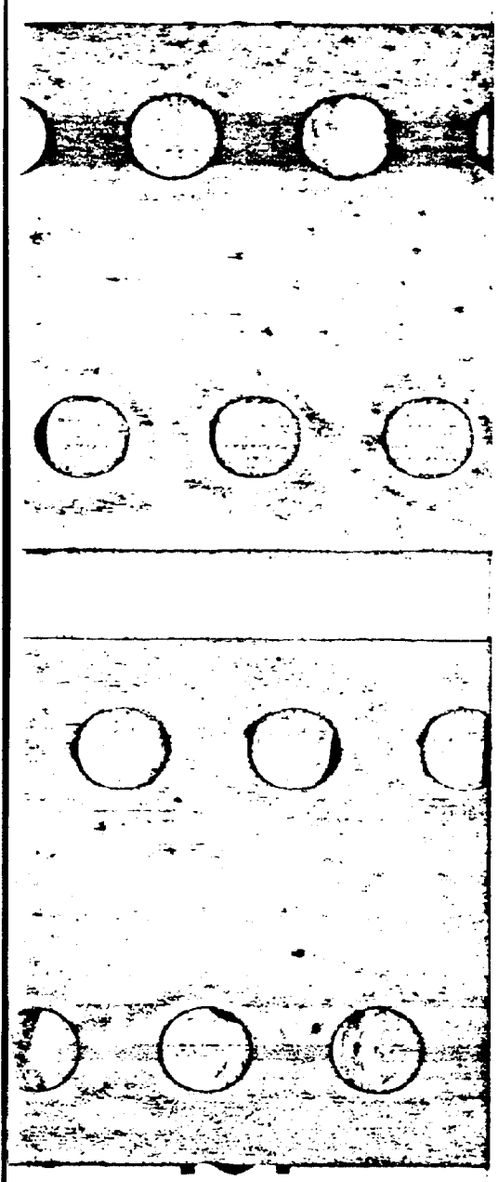
My commission expires _____

Notary Public

0163853
IDENTIF. & REFERENCE

96 MAR 26 AM 9:45
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

2459 03/26 0101 03CHECK 349.03



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

RECEIVED OF _____

FOR _____

BOOK 9990 PG 475

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	91900.00
CON TX	340.03
PRFEE	1.00
WDEED	8.00
TOTAL	349.03
CHECK	349.03

03/26/96 01 09:46 0001 2459

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0163853 IDENTIF. ↑ REFERENCE

96 MAR 26 AM 8:45

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY TN.

No. 1020491