WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10062 PG 186

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 54,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF May 19 96

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PHILLIP G. HOLT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires N.V. 22, 1997

THIS INSTRUMENT WAS PREPARED BY

Steve Waters, Atty., 1000 Northchase Drive, Suite 100, Goodlettsville, Tennessee 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Baker (NAME)	First Republic Mortgage (NAME)	MAP 162-09-0
5510-19 Country Drive (ADDRESS)	3310 West End Avenue, Suite 480 (ADDRESS)	GROUP A
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	PARCEL 019.00 CO

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, Guy L. Smoak and wife, Ann K. Smoak

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert C. Baker and wife, Amy S. Baker

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 Townhouse No. 19, Building 3, on the Plan of Phase 2, Hickory Valley Condominiums, as of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate and legal description.

Being the same property conveyed to Guy L. Smoak and wife, Ann K. Smoak by deed from Martha Sue Hutchinson, unmarried of record in Book 6823, page 616, Register's Office, Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions of record in Book 4659, page 32 and amended in Book 4937, page 429, said Register's Office.

0185559

IDENTIF. & REFERENCE

96 MAY 28 AM 10:38

FELIX Z. WINSLETT REGISTER
DAVIDSON COUNTY, TN.

unimproved ( )
This is improved (X) property, known as 5510-19 Country Drive, Nashville, Tennessee 37211
(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 23rd day of May 19 96

Guy L. Smoak

Guy L. Smoak

Ann K. Smoak

Ann K. Smoak

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BOOK 10062 PG 187

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 Guy L. Smoak and wife, Ann K. Smoak

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 Nashville, Tennessee, this 23rd day of May, 1996.

Commission expires _____

Notary Public

PHILIP G. HOBBS
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 1997

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within said for the State and County aforesaid, personally appeared _____ 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 _____.

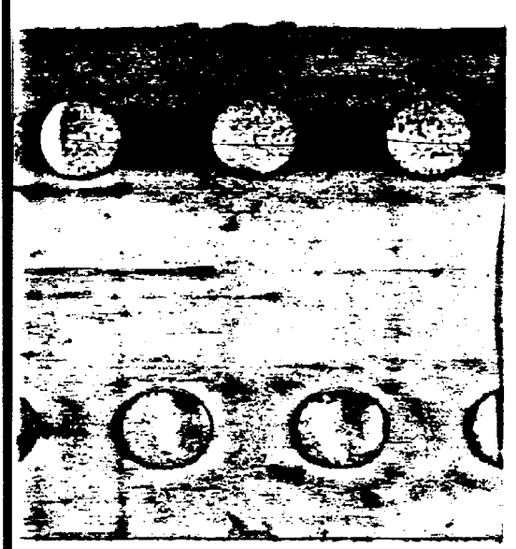
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

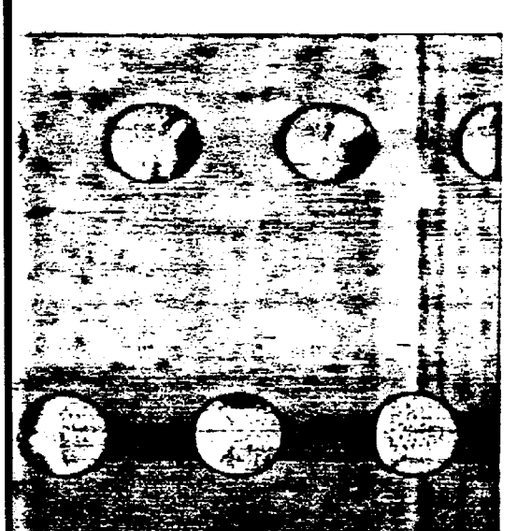
My commission expires _____

Notary Public

5753 05/28 0101 03CHECK

208-80





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

RECEIVED OF _____

FOR _____

BOOK 10062 PG 188

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 54000.00
				CON TX 199.80
				PRFEE 1.00
				WDEED 8.00
				TOTAL 208.80
				CHECK 208.80
			05/28/96 01	10:40 0001 5753

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0185559
IDENTIF. & REFERENCE

96 MAY 28 AM 10: 38
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1043673