WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER

34597

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,500.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney J. Baker (NAME)	Guaranty Trust Company (NAME)	91-14-45
5626 O'Brien Ave. (ADDRESS)	726 South Church Street (ADDRESS)	8DA-37190
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37130 (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, Howard L. Caughron and wife, Marguerite Caughron

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rodney J. Baker and Angela D. Duncan, Both Unmarried

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 the 8th formerly the 12th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of O'Brien, formerly Martha Street, at the southwest corner of the property conveyed to James H. Tidwell and wife, by deed from Will Bennett and wife, of record in Book 1043, Page 214, Register's Office for said County; thence with tidwell's westerly line northwardly 150 feet, more or less, to a point on the southerly margin of a 12' alley, being said Tidwell's Northwest corner; thence with the southerly margin of said alley westwardly 50 feet; thence southwesterly 150 feet, more or less, to a point on the Northerly Margin of said O'Brien Street, thence with the Northerly margin of said street eastwardly 50' feet to the beginning.

BEING the same property conveyed to Howard L. Caughron and wife, Marguerite Caughron by deed from Associates Financial Services Company of record in Book 9192, Page 947, Register's Office for Davidson County, TN.

The foregoing is the same legal description as appears in the previous deed of record.

unimproved ( )
This is improved (X) property, known as 5626 O'Brien Ave., Nashville, TN 37209
(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

Howard L. Caughron

Marguerite Caughron

BOOK 10067 PG 989

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 Howard L. Caughron and wife, Marguerite Caughron

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 1/25/98

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

State of Tennessee
County of DAVIDSON

On this the 23 day of MAY, 1996, before me personally appeared MARGUERITE CAUGHRON to me known to be the person who executed the foregoing instrument in behalf of HOWARD L CAUGHRON as HIS Attorney in Fact, and acknowledged the SHE executed the same as the free act and deed of the said HOWARD L CAUGHRON.

Witness my hand and official seal at NASHVILLE, TENNESSEE, this the 23 day of MAY, 1996

Notary Public

My Commission Expires: _____

0187275
IDENTIFICATION REFERENCE

96 MAY 31 AM 9:58
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7572 05/31 0101 03CHECK 199.55



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

RECEIVED OF _____

FOR _____

BOOK 10067 PG 990

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 51500.00
CON TX 190.55
PRFEE 1.00
WDEED 8.00
TOTAL 199.55
CHECK 199.55

05/31/96 01 10:01 0001 7572

0187275 IDENTIF. # REFERENCE

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

96 MAY 31 AM 9:38

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1045469