THIS INSTRUMENT PREPARED BY: **George V. Crawford, Jr.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** Third Floor 230 Fourth Avenue, North P. O. Box 198888 Nashville, Tennessee 37219-8888 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $154,000.00 **AFFIANT** Subscribed and sworn to before me, this 14th day of August, 1996. Notary Public My Commission Expires: 11/25/97

Address New Owners As Follows:	**Send Tax Bills To:**	**Map-Parcel Number:**
Baker Edwards, LLC P.O. Box 40684 Nashville, TN 37204	SAME	116-4-147

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BERTIE F. SHRIVER, EXECUTRIX OF THE IRA E. PARKER, JR. ESTATE** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **BAKER EDWARDS, LLC**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "F" on the Map of W. M. Cantrell's Subdivision, as of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 100 feet on the easterly side of Estes Avenue, formerly Wilson Avenue, and runs back between parallel lines 254 feet to an alley.

Being the same property conveyed to Ira E. Parker, Jr. and wife, Roxie B. Parker by deed from Fred H. Brown and wife, Gertrude Brown of record in Book 2026, page 501, Register's Office for Davidson County, Tennessee. The said Roxie B. Parker having died leaving Ira E. Parker, Jr., as surviving tenant by the entirety. The said Ira E. Parker, Jr. having died and his will being of record in Will Book 204, page 147, Probate Office for Davidson County, Tennessee.

This conveyance is made subject to 1996 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

This is improved property known as 608 Estes Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and she covenants with the said Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person 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 14th day of August, 1996.

BERTIE F. SHRIVER, EXECUTRIX OF THE IRA E. PARKER, JR. ESTATE

Bertie F. Shriver, Executrix

Bertie F. Shriver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BERTIE F. SHRIVER, EXECUTRIX,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of August, 1996.

Notary Public

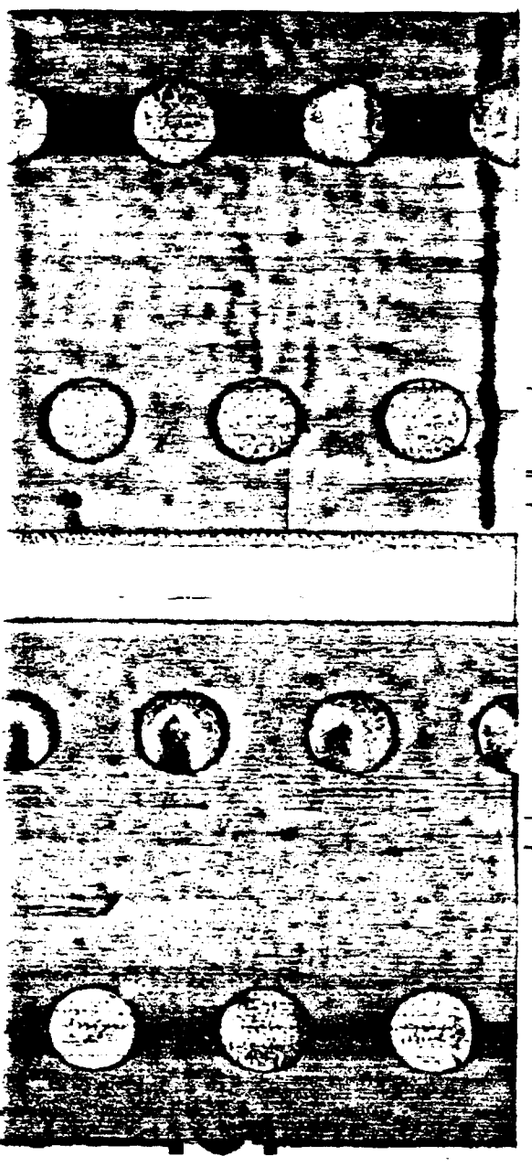
NOTARY PUBLIC AT LARGE

My Commission Expires: 11/27/99

02 17289
IDENTIFICATION REFERENCE

96 AUG 22 PM 4:04
FELIX Z. ROBINSON REGISTER
DAVIDSON COUNTY, TN.

9952 08/22 0101 03CHECK 578.80



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

RECEIVED OF _____

FOR _____

BOOK 10165 PG 69

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	
				154000.00
			CON TX	569.80
			PRFEE	1.00
			WDEED	8.00
			TOTAL	578.80
			CHECK	578.80
			08/22/96 01	16:08 0001 9952

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIF. & REFERENCE 0217289

96 AUG 22 PM 1:04

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

No. 1022508