BOOK 10193 PG 793

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203 Box 5 B

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Brad F. Baker 5601 California Avenue Nashville, TN 37209	Leader Federal Bank for Savings 158 Madison Avenue Memphis, TN 38103	Map 091-02-0 Parcel 278.00

This instrument prepared by: Robert J. Notestine III, Attorney
104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, Aaron B. Yarnall, married (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto Brad F. Baker (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 1502 and 1504, Block 47, Plan No. 2, West Nashville, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron B. Yarnall by Warranty Deed from Guadalupe Robles and Craig D. Harden of record in Book 9502, Page 364, Register's Office for Davidson County, Tennessee.

Robin Yarnall, wife of Aaron B. Yarnall, married, joins in this conveyance to convey any interest she may have in subject property, particularly any marital interest.

This description was the same as was used in the last deed of record.

This conveyance is subject to taxes for the year 1996 and subsequent years, easements and restrictive covenants of record.

This is improved property commonly known as 5601 California Avenue, Nashville, Tennessee 37209.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

Affiant

Subscribed and sworn to before me this 6th day of September, 1996

Notary Public

My Commission Expires 5-7-99

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of September, 1996.

Aaron B. Yarnall
Aaron B. Yarnall

Robin Yarnall
Robin Yarnall

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 **Aaron B. Yarnall and wife, Robin Yarnall,** the bargainors 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 6th day of September, 1996.

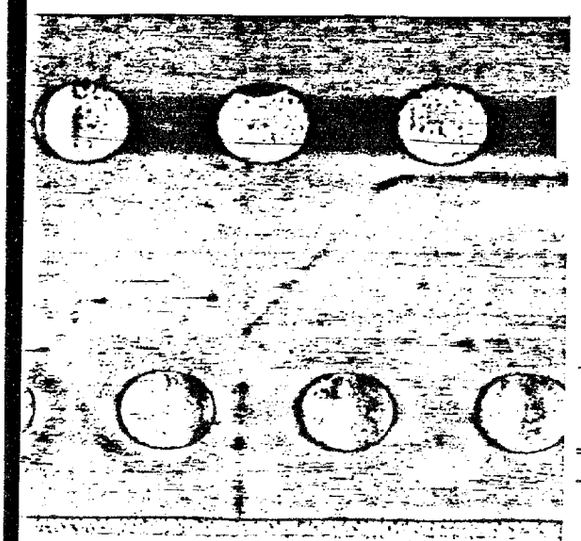
NOTARY PUBLIC

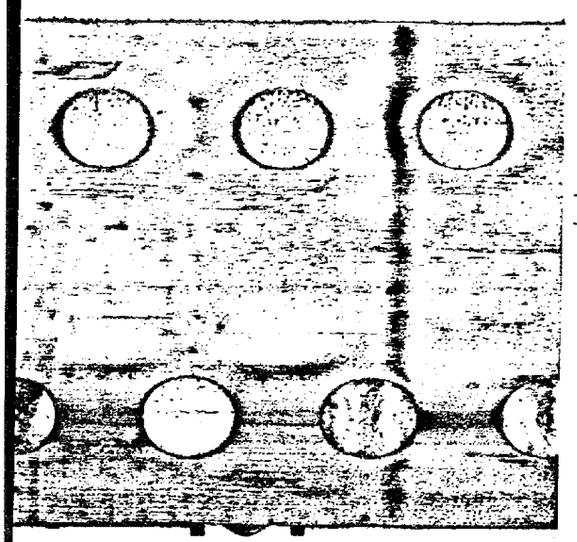
My Commission Expires: 10-12-99

0226252
IDENTIF. & REFERENCE

96 SEP 17 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

9551 09/17 0101 03CHECK 260.60





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

RECEIVED OF _____

FOR _____

BOOK 10193 PG 795

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	68000.00
			CON TX	251.60
			PRFEE	1.00
			WDEED	8.00
			TOTAL	260.60
			CHECK	260.60
		09/17/96	01	12:49 0001 9551

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0226252
IDENTIF. # REFERENCE

96 SEP 17 PM 12:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1031988