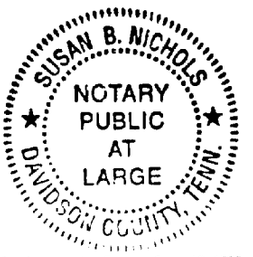
2



My Commission Expires Sept. 18, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 10196 PG 451

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 123,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF September 19 96

Notary Public

MY COMMISSION EXPIRES: Sept 18, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim Baker	FT Mortgage Companies d/b/a	147-6-63.00
(NAME)	(NAME)	
4818 Shadescrest Drive	111 Westwood Place, Suite 109	06DU-20735
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(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, Michael C. Deitschmann and wife, Joyce H. Deitschmann

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tim Baker and wife, Carrie R. 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, TN, BEING Lot No. 49 on the Plan of Section One, Revised, Caldwell Hall, of record in Book 2900, pages 57, 58 and 59, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Michael C. Deitschmann and wife, Joyce H. Deitschmann, by deed from Mark C. Grieb and wife, Dawn M. Grieb, of record in Book 8717, Page 581, Register's Office for Davidson County, TN.

This conveyance is subject to the following: All matters appearing on the plan of record in Book 2900, pages 57, 58 and 59; restrictions of record in Book 2929, page 117, amended in Book 2997, page 93; all of record in the Register's office for Davidson County, Tennessee.

The execution of this instrument by Michael C. Dietschmann and wife, Joyce H. Dietschmann is effected by the signature of their Attonrney-In-Fact, Craig E. Dietschmann, pursuant to the Power of Attorney recorded immediately prior to the recording hereof.

96 SEP 19 PM 12:55
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

02270S4

unimproved ( )
This is improved (X) property, known as 4818 Shadescrest Drive, Nashville, TN 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 11th day of September 19 96

Michael C. Deitschmann
By: Craig E. Deitschmann, Attorney-In-Fact

Joyce H. Dietschmann
By: Craig E. Deitschmann, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10196 PG 452

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared **Craig E. Deitschman** with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his/her oath acknowledged to be the Attorney-in-Fact for **Michael E. Deitschmann and wife, Joyce H. Deitschmann**, the within named bargainor(s), and that he/she as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **Michael C. Deitschmann and wife, Joyce H. Deitschmann,** the within named bargainor(s) by the said **Craig E. Deitschmann**, as such Attorney-in-Fact.

Witness my hand and official seal at office in Brentwood, Tennessee on this the **11th** day of **September, 1996.**

Susan B. Nichols

NOTARY PUBLIC

My Commission Expires: Sept. 18, 1999

SUSAN B. NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires Sept. 18, 1999

SUSAN B. NICHOLS NOTARY PUBLIC DAVI

My Commission Expires Sept. 18, 1999

WARRANTY DEED

FROM

Michael C. Deitschmann and wife, Joyce H. Deitschmann

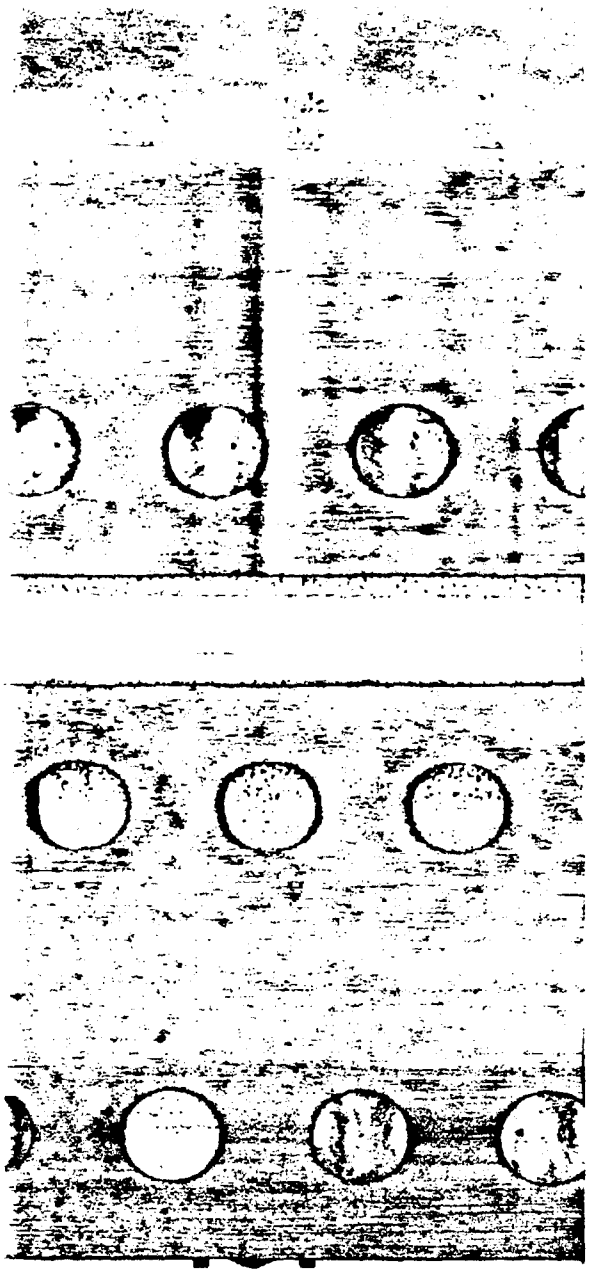
TO

Tim Baker and wife, Carrie R. Baker

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

0396 09/19 0101 03CHECK 467.43



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10196 PG 453

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	
				123900.00
			CON TX	458.43
			PRFEE	1.00
			WDEED	8.00
			TOTAL	467.43
			CHECK	467.43
09/19/96	01	12:59	0001	0396

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0227054
IDENTIF. # REFERENCE

96 SEP 19 PM 12:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1032821