THIS INSTRUMENT PREPARED BY: LARRY D. CRAIG, ATTORNEY AT LAW, 305 FOURTEENTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37203 UPON INFORMATION FURNISHED BY THE PARTIES.

BK/10233PG763

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $12,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of October, 1996.

Notary Public

My Commission Expires: 6-13-2000

LARRY D. CRAIG NOTARY PUBLIC AT LARGE TENNESSEE

WARRANTY DEED

Address New Owner(s)as follows:	Send Tax Bills To:	Map-Parcel Numbers
Steven P. Jeffords P.O. Box 50586 Nashville, Tennessee 37205	Same	Map 091-06-0 Parcel 244.00

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration the receipt of which is hereby acknowledged, **I, Pamela A. Baker**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey **unto Steven P. Jeffords**, hereinafter called the Grantee, his 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 Lot Nos. 1514 and 1516 of Block 23, Plan No. 2, West Nashville, as of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1514 and 1516 front together 50 feet on the southerly side of Louisiana Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Pamela A. Baker by deed from Betty J. Martin and husband, Robert L. Martin, of record in Book 10125, Page 185, Register's Office for Davidson County, Tennessee.

This is not the principal place of residence of the Grantor herein.

This is improved property known as 5607 Louisiana Avenue, Nashville, Tennessee 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, his heirs and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 my hand this 21st day of October, 1996.

PAMELA A. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10233 PG 764

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named Pamela A. Baker, the bargainor, 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 seal at Nashville, Tennessee, this 21st day of October, 1996.

NOTARY PUBLIC

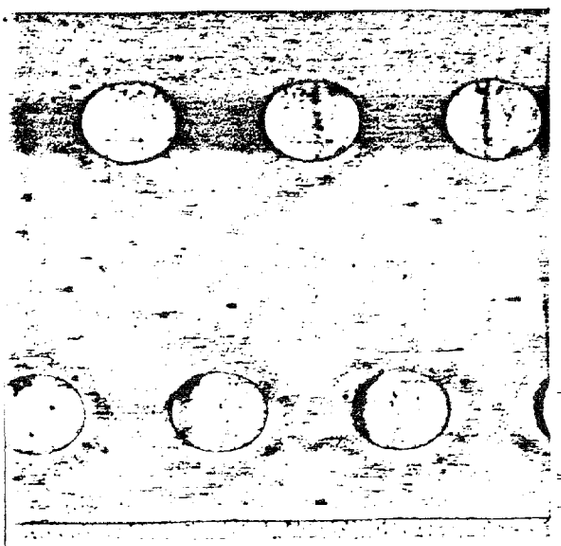
My Commission Expires: 6-13-2000

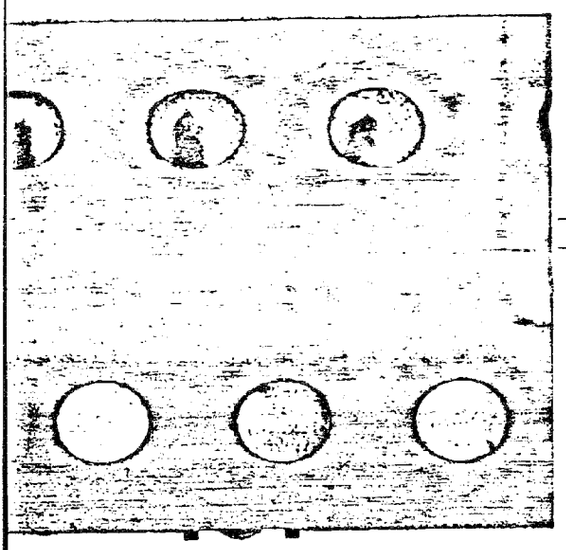
0230929
IDENTIFICATION REFERENCE

96 OCT 22 AM 3:10
FELIX A. JOHNSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

3655 10/22 0101 03CHECK 53.40





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

RECEIVED OF _____

FOR _____

BOOK 10233 PG 765

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 12000.00
CON TX 44.40
PRFEE 1.00
WDEED 8.00
TOTAL 53.40
CHECK 53.40

10/22/96 01 15:09 0001 3055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0238929
IDENTIF. & REFERENCE

96 OCT 22 PM 3:10
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

№ 1080039

No. [redacted]