Box 6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: May [illegible]
(AFFIX SEAL)

SHERIDAN NOTARY PUBLIC LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan Onate (NAME)	Robert E. Baker (NAME)	107-13-127
1007 Thompson Place (ADDRESS)	1701 Graybar Lane (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Robert E. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Juan Onate

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:

BEING a tract of improved land in the 1st, formerly the 3rd Civil District, Nashville, Davidson County, Tennessee, lyuing north of Thompson Place and west of Patricia Drive, more particularly described according to survey of Barge, Waggoner, Sumner and Cannon dated August 12, 1981, revised on December 13, 1983, July 9, 1984, July 17, 1984, and July 25, 1984 (File No. 7708) as follows:

BEGINNING at a fence post in the northerly margin of Thompson Place, situated 397.5 feet northeasterly along the northerly margin of Thompson Place from an iron pin at the northwesterly corner of the intersection of Thompson Place with Murfreesboro Road;

THENCE, along a wire fence, N 06 Degrees 12' W, 153.85 feet to a fence post;

THENCE, N 73 Degrees 06' E, 161.5 feet to a point;

THENCE, along a wire fence S 14 Degrees 54' E, 167.15 feet to a point in the northerly margin of Thompson Place;

THENCE, southwesterly with the north margin of Thompson Place along a curve to the left, having a central angle of 03 Degrees 40', a radius of 2889.79 feet,

CONTINUED

This is unimproved ( ) improved (X) property, known as 1007 Thompson Place, Nashville, TN 37217
(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 my hand this 11th day of September 19 96

Robert E. Baker

Robert E. Baker

Carolyn L. Baker

Carolyn L. Baker

BK/10282PG746

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 Robert E. Baker AND Carolyn A Baker

the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 11th day of September 19 96.

My Commission Expires MAY 23, 1998

Commission expires

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Carolyn A Baker 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

LEGAL DESCRIPTION CONTINUATION

184.95 feet to the point of beginning.

CONTAINING 0.63 acre, more or less.

Being the same property conveyed to Robert E. Baker by Substitute Trustee's Deed from George E. Copple, Jr., as Substitute Trustee of record in Book 8699, Page 827, Register's Office for Davidson County, Tennessee.

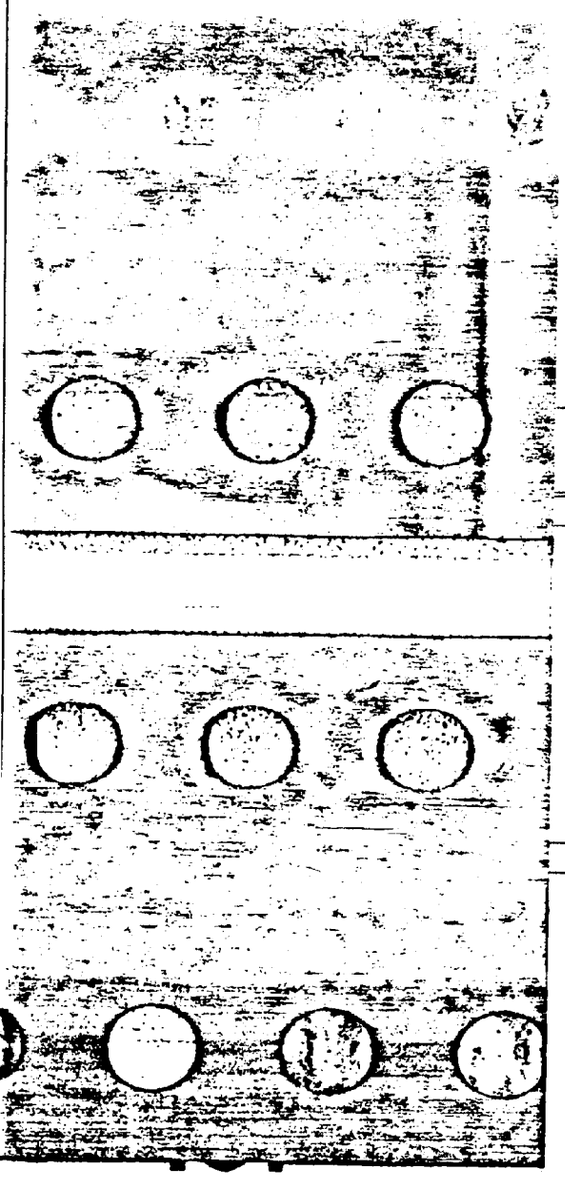
2799 12/06 0101 03CHECK 605.00

0253317
IDENTIF. ↑ REFERENCE

96 DEC -6 AM 9:07

[illegible] REGISTER
DAVIDSON COUNTY, TN.

R & B
EGB



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

RECEIVED OF _____

FOR _____

BOOK 10282 PG 748

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	160000.00
			CON TX	592.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	605.00
			CHECK	605.00
12/06/96	01		09:09 0001	2799

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0253317
IDENTIF. ↑ REFERENCE

96 DEC -6 AM 9:07
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1095447