BOX 19B
97-3-35A

WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE BOOK 10389 PG 491
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,000.00
Toby Brian Baker
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March 19 97
Notary Public
MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TOBY BRIAN BAKER (NAME)	FT MORTGAGE COMPANIES, D/B/A FIRST TENNESSEE MORTGAGE COMPANY, INC.	MAP 142-10-0-A
7309 Weston Way (ADDRESS)	P. O. Box 146 (ADDRESS)	PARCEL 005co
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	FB 09D-78959

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, WILLIAM F. LEE, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TOBY BRIAN BAKER AND WIFE, ANDREA LYNN 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, Tennessee, being Unit No. 3A of Weston Way Condominiums, Phase II, as amended, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5935, Page 676, and as amended in Book 6730, Page 577, in Book 7517, Page 115, in Book 7517, Page 131, and in Book 8560, Page 34, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plat of Weston Way Condominiums, as shown on the Exhibit "C" to the Amendment to the Master Deed for Horizontal Property Regime Weston Way, Phase II, and Addition of New Units, of record in Book 6370, Page 577, in said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to WILLIAM F. LEE, UNMARRIED, by Deed from Marianne R. Varney, unmarried, as surviving joint tenant with right of survivorship, of record in Book 9824, Page 879, Register's Office for Davidson County, Tennessee.

The premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and

CONTINUED

unimproved ( )
This is improved (X) property, known as 7309 Weston Way, Nashville, TN 37221
(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 20th day of March 19 97

William F. Lee

WILLIAM F. LEE

BOOK 10388 PG 492

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 WILLIAM E. LEE, UNMARRIED

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 Brentwood, Tennessee, this 20th day of March

Commission expires July 24, 1999

Notary Public

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ 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

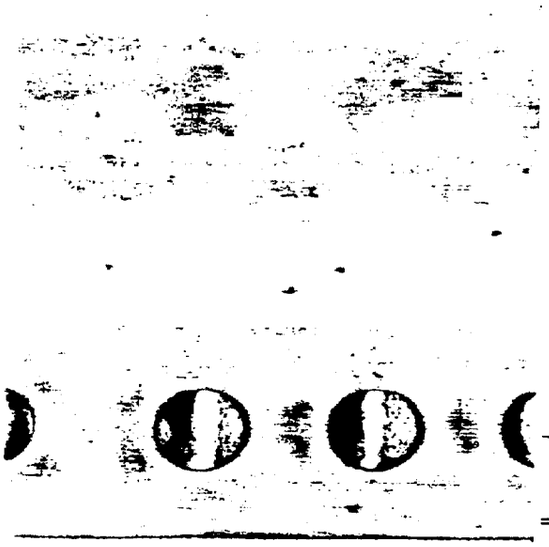
LEGAL DESCRIPTION CONTINUATION

is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Weston Way Condominiums, of record aforementioned; By-Laws of Weston Way, Phase II, Homeowners' Association, Inc., of record in Book 5935, Page 684, Register's Office for Davidson County, Tennessee; and taxes for the current year which have been prorated and paid by the Grantee herein.

0285903

97 MAR 26 PM 1:11

0.00 03/24 0203 [illegible]



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

RECEIVED OF _____

FOR _____

Book 10389 Pg 493

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 75000.00
CON TX 277.50
PRFEE 1.00
~~TOTAL 278.50~~
~~CASH 278.50~~

03/24/97 01 13:15 0001 0269

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

WDEED 8.00
~~TOTAL 8.00~~
~~CHECK 8.00~~

03/24/97 01 13:15 0001 0270

Total 286.50

0270 03/24 0101 03~~CHECK 8.00~~

0285903

IDENTIF. REFERENCE

97 MAR 24 PM 1:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1130570