BOX 2

BOOK 10393 PG 45

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER AS $ 28,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
25th DAY OF March 19 97

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES 3/27/99
(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
Ray Baker	New Owner	091-13-342.00
(NAME)	(NAME)	
6014 Lenox Avenue	138 13th Avenue North	08DA-47562
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37203	
(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, Zannie K. Gunter, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ray 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 Lot no. 4 on the plat showing Sub-division survey made by Norris H. Hickerson, Surveyor, March 11, 1950, described as follows:

Beginning on the northerly margin of Lenox Street at a point 173.5 feet East of the easterly margin of Balmly, or Cowan Avenue, being the corner of Lots 3 and 4; thence with the line between said two lots North 10 deg. 30 min West 95.5 feet to the southerly line of Lot No. 6 on the plat showing sub-division No. 1 of Cowden sub-division property; thence with said line Northwestwardly 56 feet to the corner of Lots Nos. 4 and 5; thence with this line between said lots South 9 deg. 45 min. East 112.5 feet to the Northerly margin of Lennox Street; thence with said street westwardly 54 feet to the beginning.

Being the same property conveyed to J. C. Gunter and wife, Zannie K. Gunter, unmarried, by deed from John B. Cowden, Trustee, of record in Book 1810, Page 558, Register's Office for Davidson County, Tennessee. The said J. C. Gunter having since died, said property vesting in Zannie K. Gunter as surviving tenant by the entirety.

This conveyance is subject to Taxes for the year 1997 which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by the Grantee.

unimproved ( )
This is improved (X) property, known as 6014 Lenox Avenue, Nashville, TN 37209
(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 25th day of March 19 97

Zannie K. Gunter
Zannie K. Gunter

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOOK 10393 PG 46

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Zannie K. Gunter, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March, 1997.

Commission expires 3/27/99

JACQUE L. FREELY NOTARY PUBLIC DAVIDSON COUNTY, TENN. LARGE

Notary Public

My Commission Expires March 27, 1999

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

WARRANTY DEED

FROM

Zannie K. Gunter

TO

Ray Baker

RETURN TO:

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

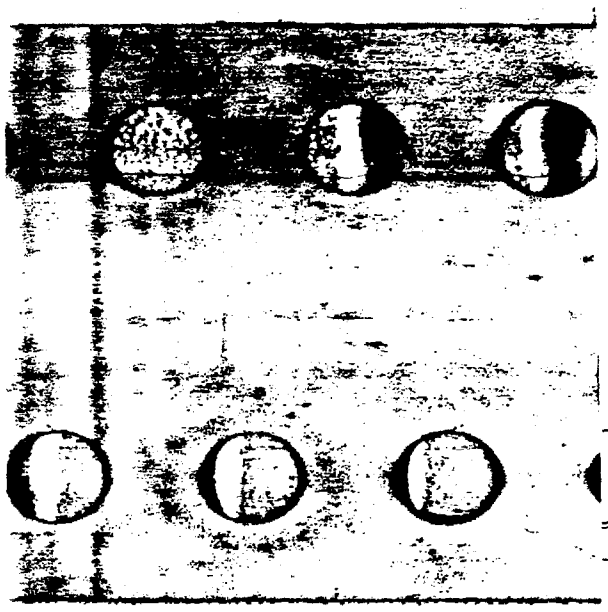
1997 MAR 26 PM 3:32
FILED FOR RECORD AND RECORDED
DAVIDSON COUNTY, TN

IDENTIFICATION

0237539

1999 02/26 0101 OCHECK

114.4



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

RECEIVED OF _____

FOR _____

BOOK 10393 PG 47

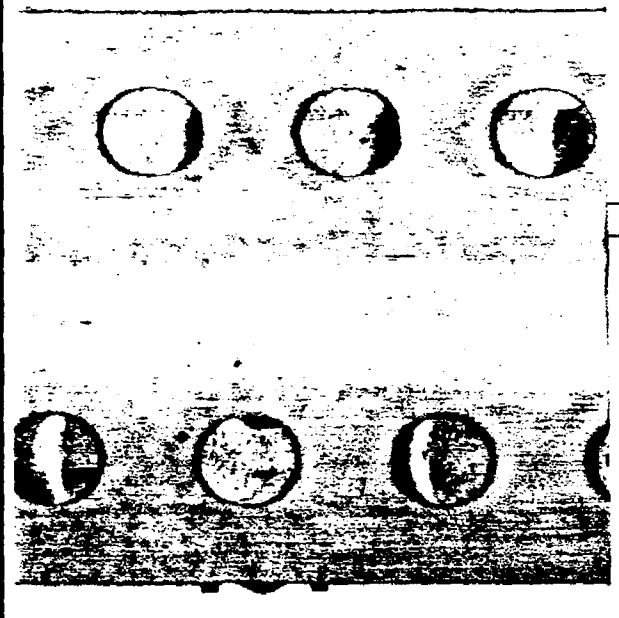
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 28500.00
CON TX 105.45
PRFEE 1.00
WDEED 8.00
TOTAL 114.45
CHECK 114.45

03/26/97 01 15:34 0001 1969

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0287539

IDENTIFICATION REFERENCE

97 MAR 26 PM 3:32

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1132260