BOOK 10423 PG 802

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 89,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
21st DAY OF April 19 97

Notary Public

MY COMMISSION EXPIRES: 5/23/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MARY FRANCES RUDY, ATTORNEY AT LAW
EFJ-97-942

111 W. College Street, Murfreesboro, TN 37130 | 4733 Andrew Jackson Pkwy #1-C, Hermitage, TN 37076 | 155 Franklin Rd., Suite 150, Brentwood, TN 37027
313 E. Main Street Suite 5, Hendersonville, TN 37075 | 1187 Vultee Boulevard, Nashville, TN 37217 | 1885-C Ft. Campbell Boulevard, Clarksville, TN 37042

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darren Shane Baker	Countrywide Home Loans, Inc.	96-14-90
(NAME)	(NAME)	
2898 Lyncrest Drive	155 North Lake Ave.	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37214	Pasadena, CA 91109	
(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, Charles M. Bernyk and wife, Linda M. Bernyk

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Darren Shane Baker and Hilary D. Baker, Jr.

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. 7 of Happy Acres, of record in Book 2331, page 63, Register's Office for said County, more particularly described as follows:

Beginning at a point in the northerly margin of Lyncrest Drive, the common corner of Lots 6 and 7; thence in an easterly direction along the margin of said Drive 91.2 feet to a point; thence in a northeasterly direction around a curve 40.9 feet in length to a point in the westerly margin of Colfax Drive; thence in a northerly direction along the margin of said Drive, 147.9 feet to a point; thence in a westerly direction 106.9 feet to a point; a common corner of Lots 6 and 7; thence in a southerly direction along the line between said two lots 174.2 feet to the point of beginning.

Being the same property conveyed to Charles M. Bernyk and wife, Linda M. Bernyk by deed from Margaret R. Raymond and husband, Jack Raymond of record in Deed Book 4323, page 800, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 2447, Page 557, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

2736 04/24 0101 03CHECK

unimproved ( )
This is improved (X) property, known as 2898 Lyncrest Drive, Nashville, Tennessee 37214
(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 21st day of April, 19 97

Charles M. Bernyk

Charles M. Bernyk

Linda M. Bernyk

Linda M. Bernyk

BOOK 10423 PG 803

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 Charles M. Bernyk and wife, Linda M. Bernyk

the bargainor s, 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 official seal at Hermitage, Tennessee, this 21st day of April 19 97.

Commission expires 5/23/98

Notary Public

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

0297357

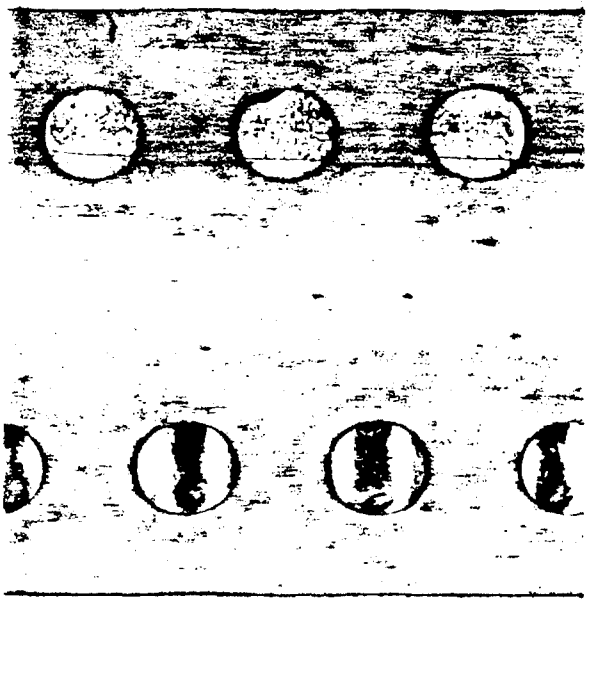
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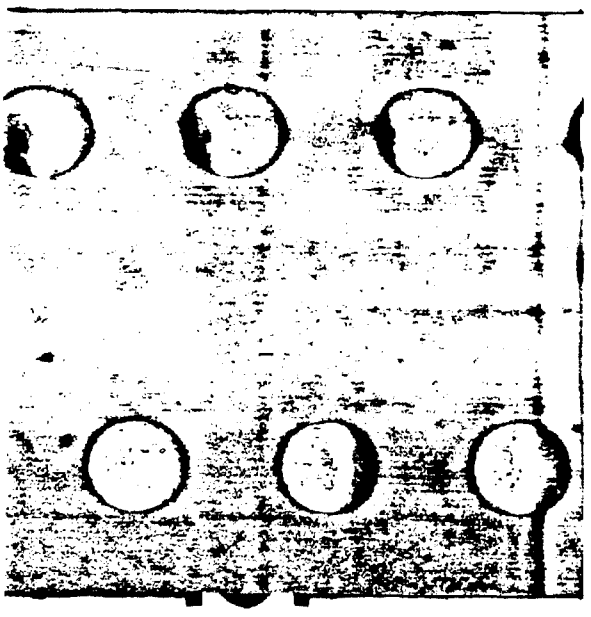
97 APR 21 AM 8:35

MARY FRANCES RUDY
ATTORNEY - AT - LAW

RETURN TO:
CUMBERLAND TITLE COMPANY

- [X] 4733 Andrew Jackson Pkwy. #1-C, Hermitage, Tennessee 37076
- [ ] 313 E. Main Street, Suite 5, Hendersonville, Tennessee 37075
- [ ] 1885-C Ft. Campbell Boulevard, Clarksville, Tennessee 37042
- [ ] 557 Sam Ridley Pkwy W., Suite A, Smyrna, Tennessee 37167
- [ ] 1187 Vultee Boulevard, Nashville, Tennessee 37217
- [ ] 111 W. College Street, Murfreesboro, Tennessee 37130
- [ ] 155 Franklin Road, Suite 150, Brentwood, Tennessee 37027





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10428 PG 801

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 89000.00
CON TX 329.30
PRFEE 1.00
WDEED 8.00
TOTAL 338.30
CHECK 338.30

04/24/97 01 08:34 0001 2736

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0297357

IDENTIFICATION REFERENCE

97 APR 24 AM 8:35

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1142860