WARRANTY DEED

BOOK 11445 PG 56

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 19 97

Notary Public

MY COMMISSION EXPIRES: 4/18/99
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney, P.C., 1281-G N. Mt. Juliet Road, Mt. Juliet, Tennessee 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas D. Baker, Jr. (NAME)	Mortgage Resources, Inc. (NAME)	34-9
1500 Monticello Avenue (ADDRESS)	404 BNA Drive, Bldg. 200, S-600 (ADDRESS)	7
Madison, Tennessee 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37217 (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, Walter R. Dowlen and wife, Jeanine C. Dowlen

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas D. Baker, Jr. and wife, Sonia L. 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 part of Lot 27 on the Map of Bransford Realty Co's Alta Loma Subdivision, as of record in Book 421, Page 44, Register's Office for said County, more particularly described to a survey thereof made April 18, 1997, by Bruce Rainey & Associates, as follows:

BEGINNING at a point on the westerly margin of Monticello Drive at the common corner of Lots No. 27 and 29; thence in a westerly direction along the line between said two lots 263 feet to a point; thence in a southerly direction 176 feet to a point; thence in an easterly direction 305 feet to the westerly margin of Monticello Drive; thence in a northerly direction along the westerly margin of Monticello Drive 175.5 feet to the point of BEGINNING.

BEING the same property conveyed to Walter R. Dowlen and wife, Jeanine C. Dowlen by deed from William Rhea Sanders and wife, Deloris A. Rodriques-Ortiz Sanders of record in Book 7961, Page 671, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1500 Monticello Avenue, Madison, Tennessee 37115
(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 2nd day of May 19 97

Walter R. Dowlen

Jeanine C. Dowlen

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Walter R. Dowlen and wife, Jeanine C. Dowlen

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 Mt. Juliet, Tennessee, this 2nd day of May 19 97

Commission expires 4-22-99

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_____.

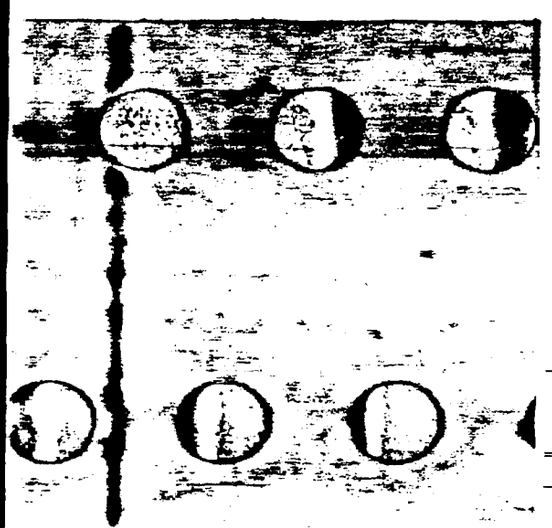
My commission expires _____

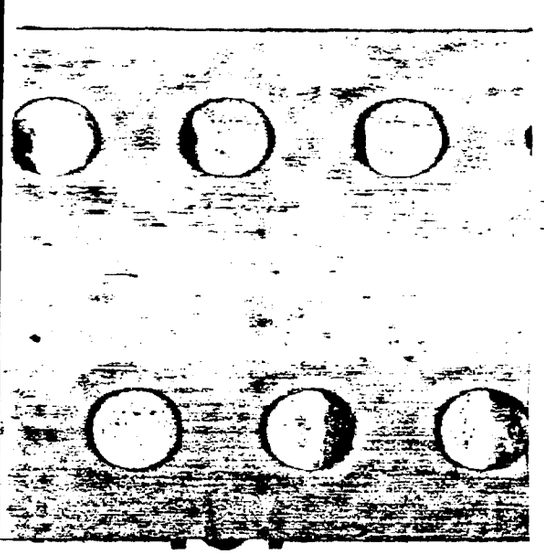
Notary Public

0302163
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 3:27
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

7987 05/06 0101 03CHECK 22.50





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

RECEIVED OF _____ BOOK 10445 PG 58

FOR _____

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 85000.00
CON TX 314.50
PRFEE 1.00
WDEED 8.00
TOTAL 323.50
CHECK 323.50

05/06/97 01 15:29 0001 7987

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0302163
IDENTIF. ↑ REFERENCE

97 MAY -6 PM 3:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1148052