0338054

IDENTIFICATION REFERENCE

This instrument prepared by:
Thomas N. Jones, Attorney
339 Main Street
Franklin, TN 37064

97 AUG 18 AM 8:52

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL:
Richard M. Baker & Carolyn S. Baker 5389 Windypine Drive Nashville, TN 37211	Carolyn S. Baker 3020 Karl Daly Road Birmingham, AL 35210	172 03 0 A 108.00C0 BOOK 10570 PG 716

WARRANTY DEED

For and in consideration of the sum of One Hundred Sixty-Nine Thousand and no/100 Dollars, being the proceeds pursuant to Exchange Agreement of June 13, 1997, paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Alan D. Wilcox and wife, Linda L. Wilcox,** hereinafter called the Grantor, have bargained and sold and by these presents do transfer and convey unto **Richard M. Baker and wife, Carolyn S. Baker**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot 108 on the Plan of The Woodlands, Phase I, Section I, of record in Book 6900, pages 498 & 499, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Alan D. Wilcox and wife, Linda L. Wilcox by deed from Richter Dial Builders, Inc. of record in Book 9731, page 733, Register's Office of Davidson County, Tennessee.

Subject to the following restrictions and conditions:

1. 1997 taxes are a lien, but not yet due and payable.

2. Covenants, conditions and restrictions contained in instrument of record in Book 7334, page 109, Book 7408, page 250, Book 7516, page 37, Book 8464, page 463, Book 8622, page 390, Book 8634, page 244, Book 8643, page 675 and Book 9055, page 943, said Register's Office.

3. All matters on the Plan of record in Book 6900, page 498 and 499 and Book 6900, page 635, said Register's Office.

4. Storm Detention Agreement of record in Book 5680, page 500, said Register's Office.

5. Dedication of Common Area of record in Book 8472, page 210, said Register's Office.

6. Subject to any and all building and zoning regulations of City, County and State.

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 COVENANT with the said Grantees that we are lawfully seized and possessed of said land in fee simple and have a good right to convey it and the same is unencumbered, unless otherwise herein set out;

AND WE 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.

This improved property is known as: 5389 Windypine Drive, Nashville, TN 37211

WITNESS OUR HANDS THIS 15TH DAY OF AUGUST, 1997 IN FRANKLIN, TENNESSEE.

Alan D Wilcox
ALAN D. WILCOX
BY: Thomas N. Jones
Thomas N. Jones, Attorney-in-Fact

Linda L. Wilcox
LINDA L. WILCOX
BY: Thomas N. Jones
Thomas N. Jones, Attorney-in-Fact

**Power of attorney being recorded simultaneously herewith.

State of Tennessee
County of Williamson

Before me, the undersigned Notary Public, within and for the State and County aforesaid, personally appeared Thomas N. Jones to me known, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Alan D. Wilcox and Linda L. Wilcox, and further acknowledged that he executed same as the free act and deed of Alan D. Wilcox and Linda L. Wilcox.

Witness my hand this 15th day of August, 1997.

Michelle W. Poole
NOTARY PUBLIC

My Commission Expires: 1-3-98

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater for this transfer is $169,000.00.

Richard M. Baker
AFFIANT

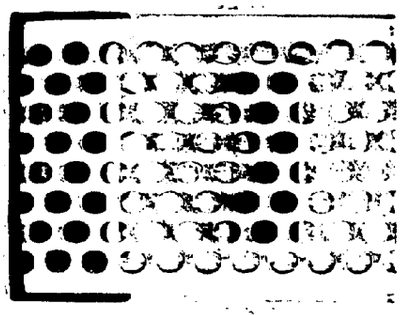
Sworn to and subscribed to me, the undersigned, this 15th day of August, 1997, in Franklin, Tennessee.

Michelle W. Poole
NOTARY PUBLIC

My Commission Expires: 1-3-98

5234.9600/ml
baker.wd

08/18 0101 03CHECK 634.30



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 10570 PG 718

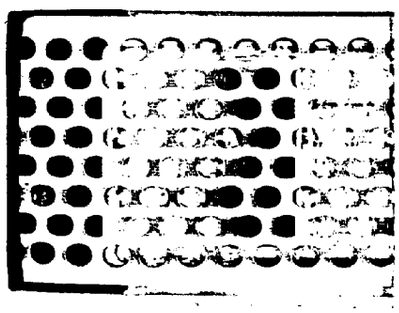
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CANT
169000.00
CON TX 625.30
PRFEE 1.00
WDEED 8.00
TOTAL 634.30
CHECK 634.30

08/18/97 01 08:57 0001 7402

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0338054
IDENTIFICATION REFERENCE

97 AUG 18 AM 8:52
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1186962