After Recording Return To:
Title Enterprises, Inc.
3354 Perimeter Hill, #114
Nashville, Tennessee 37211

Prepared by & Return to:
Title Enterprises, Inc
3354 Perimeter Hill Dr.
Suite 114
Nashville, TN 37211
(615) 834-6614
(615) 834-8907 Fax

----------**SPACE ABOVE THIS LINE FOR RECORDING INFORMATION**----------

WARRANTY DEED

BOOK 10615 PG 986

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **STACEY GARRETT** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **PATSY BAKER, UNMARRIED,** hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in Ritherford County, State of Tennessee, and being described as follows, to-wit:

1013 09/22 0101 03CHECK 298.09

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

97 SEP 22 AM 9:40
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0350771
IDENTIF. + REFERENCE

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all person, whomsoever.

Witness our hands this 29th day of August, 1997.

Stacey Garrett
STACEY GARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STACEY GARRETT the within named bargainor(s), to me personally known (or proved to me on the basis of satisfactory evidence) to be the person(s) named in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

Witness my hand and official seal this 29th day of August, 1997.

Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $77,050.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subsubscribed and sworn to me this 29th day of August 1997.

Notary Public

My Commission Expires: 02-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

Map 095, Group 11, Parcel 153.00

Address of New Owner:

PATSY BAKER
2403 WOODBURY DRIVE
NASHVILLE, TN 37214

Send Tax Bills to:

SAME

BOOK 10615 PG 988

EXIHIBIT "A"

Being Lot No. 40 on the Plan of Merry Oaks, Section II, as of record in Book 2133, page 8, Register' s Office for Davidson County, Tennessee.

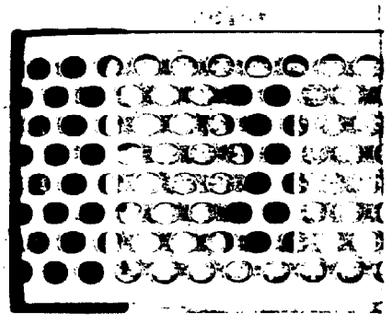
Said Lot No. 40 fronts 88 feet on the southerly side of Woodberry Drive and runs back 173 feet on the easterly line and 166.;7 feet on the westerly line to a dead line in the rear measuring 88.1 feet thereon. Said dead line being the center line of TVA transmission line easement.

Being the same property conveyed to Herman Gennet and wife, Jewell Gennet by deed from Ronald L. Milsap and wife, Joyce Milsap of record in Book 7898, page 360, Register's Office for Davidson County, Tennessee. By Quit-Claim deed dated May 26, 1996 the said Jewell Gennet, a widow, conveyed her interest to Stacey Garratt by Quit-Claim Deed recorded in Book 10127, page 403, Register's Office for Davidson County,Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 10615 PG 989

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	77050.00
CON TX	285.09
PRFEE	1.00
WDEED	12.00
TOTAL	298.09
CHECK	298.09

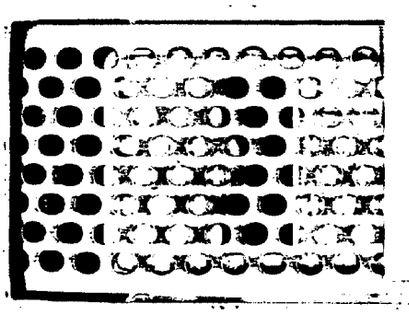
09/22/97 01 09:42 0001 1013

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0350771
IDENTIF. ↑ REFERENCE

97 SEP 22 AM 9:40

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



No. 1200415