39-03

THIS INSTRUMENT PREPARED BY:
Ronald G. Turner, Attorney at Law
Suite 350
2021 Richard Jones Road
Nashville, Tennessee 37215-2874

WARRANTY DEED

BOOK 10712 PG 390

Name & Address of Property Owner:	Name & Address of Entity Responsible for Payment of Real Property Taxes:	Map-Parcel No.
Michael T. Baker and Wendy P. Baker 3811 Estes Road Nashville, TN 37215	Regions Mortgage, Inc. PO BOX 669 Montgomery, AL 36101-0669	Map 116-12-0 Parcel 092.00 07DA 32515

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Kenneth Thayman Lowry and wife, Diane Lawrence Lowry ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Michael T. Baker and wife, Wendy P. Baker ("Grantees"), Grantees' heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, Grantees' heirs, successors and assigns, forever.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or fair market value, whichever is greater, for this transfer is $371,500.00.

Wendy P Baker
Affiant

Subscribed and sworn to before me this the 1 day of Dec 1997.

NOTARY PUBLIC

My Commission expires: 9-29-97.

This is improved/unimproved property located at 3811 Estes Road, Nashville, Davidson County, Tennessee 37215.

And Grantors covenant with Grantees that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1997, which have been prorated between Grantors and Grantees as of this date.

And Grantors do further covenant and bind themselves, to warrant and forever defend the title to the Property to said Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 1st day of December, 1997.

Kenneth Thayman Lowry by Ronald G. Turner his Atty in Fact

KENNETH THAYMAN LOWRY, by Ronald G. Turner his Attorney-in-Fact

Diane Lawrence Lowry, by Ronald G. Turner her Atty in Fact

DIANE LAWRENCE LOWRY, by Ronald G. Turner, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Kenneth M. Ballou of said County, Kenneth Thayman Lowry, and wife, Diane Lawrence Lowry, by Ronald G. Turner, their Attorney-in-Fact, the within named bargainors, 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, at office, this 1 day of Dec., 1997.

NOTARY PUBLIC

My Commission expires: 9-29-97

S\0655\002

97 DEC -8 PM 1:03

03777142

EXHIBIT "A"

Certain Tracts or Parcels of Land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract One:

Land in Davidson County, Tennessee, Being Lot No. 14 of Block "D" on the map of Woodmont Lane Homesites, of record in Book 1130, Page 13, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the Westerly side of Estes Avenue and runs back between parallel lines 155 feet to a dead line.

Tract Two:

Being the Southerly 50 feet front of Lot No. 13, Block "D" on the map of Woodmont Lane Homesites, as of record in Book No. 1130, Page 13, Register's Office for said County.

Said Part of Lot No. 13 fronts 50 feet on the Westerly side of Estes Avenue and extends back 155 feet on the Southerly line and 164 feet, more or less on the Northerly line of the Easterly margin of Lot No. 27 in said subdivision, measuring 48.3 feet thereon.

Being the same property conveyed to Kenneth Thayman Lowry and wife, Diane Lawrence Lowry by deed of record in Book 9025, Page 952, Register's Office for Davidson County, Tennessee.

S\0655\004

8518 12/08 0101 03CHECK 1387.55

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10712 PG 393

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 371500.00
CON TX 1374.55
PRFEE 1.00
WDEED 12.00
TOTAL 1387.55
CHECK 1387.55

12/08/97 01 13:07 0001 8518

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

D3777142

DEC -8 PM 1:03

No. 1229316