This Instrument Prepared By: Mail

John T. Gwin, Attorney at Law
2542 North Mt. Juliet Road, Suite 1
Mt. Juliet, Tennessee 37122

BK 10788 PG 435

ADDRESS NEW OWNER:
Thomas E. Baker et ux
4529 South Trace Boulevard
Old Hickory, Tennessee 37138

SEND TAX BILL TO:
****New Owner****

MORTGAGEE:
Wilson Bank & Trust
623 West Main Street
Lebanon, TN 37087

MAP 64
GROUP 9
PARCEL 257

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald E. Hyndman and wife, Georgie D. Hyndman** hereinafter called the Grantors, have bargained and sold, and by these presents, do transfer and convey unto **Thomas E. Baker and wife, Robin D. Baker**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plan of Southfork Subdivision, Section Two, as of record in Book 6250, page 386, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description, said description is incorporated herein by reference the same as if copied fully herein verbatim.

Being the same property conveyed to Ronald E. Hyndman and wife, Georgie D. Hyndman by deed from Osias Enterprises, Inc. dated February 22, 1991, of record in Book 8302, page 146, Register's Office for Davidson County, Tennessee.

Included but excluded from the foregoing description is that certain tract or parcel of land previously conveyed by deed of record in Book 8578, page 273, Register's Office for Davidson County, Tennessee, and described as follows:

Being a part of Lot No. 35 of record in Plat Book 8250, page 89, Register's Office for Davidson County, Tennessee, said part being triangular in shape and measuring 4.81 feet on the rear and following the margin of Lot No. 34 to a point at the northerly margin of South Trace Boulevard.

Being the same property conveyed to Harry E. Margrave and wife, Katherine R. Margrave by Quitclaim Deed dated March 18, 1992, from Ronald E. Hyndman and wife, Georgie D. Hyndman and filed for record in Book 8578, page 263, said Register's Office.

This is unimproved property known as Lot No. 35, Southfork Subdivision, Section Two, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 1998, a lien not yet due and payable. Map 64, Group 9, Parcel 257. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 1998 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to restrictive covenants contained in an instrument of record in Book 6909, page 733 and amended in Book 8291, page 955, said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.

4. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 8250, page 89, Register's Office for Wilson County, Tennessee, including but not by way of limitation an Owner's Certificate; a 35 foot minimum building setback line from South Trace Boulevard; and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said s, their heirs and assigns, forever; and,

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

Grantors do further covenant and bind themselves, their 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.

WITNESS our hand this the 6th day of February, 1998. BOOK 10788 PG 437

Ronald E. Hyndman

Georgie D. Hyndman

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ronald E. Hyndman and wife, Georgie D. Hyndman**, the 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of February, 1998.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: 1/30/01

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $20,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of February, 1998.

Patricia M. Gwin
NOTARY PUBLIC
My Commission Expires: 1/30/01

03990992
IDENTIFICATION REFERENCE

98 FEB -9 PM 3:12

FILED
REGISTER
DAVIDSON COUNTY, TN.

1552 02/09 0101 03CHECK 87.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10788 PG 438

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 20000.00
CON TX 74.00
PRFEE 1.00
WDEED 12.00
TOTAL 87.00
CHECK 87.00
02/09/98 01 15:14 0001 1552

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0398992
IDENTIFICATION REFERENCE

98 FEB -9 PM 3:12

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

No. 1252091