This instrument prepared by: Robert A. Anderson
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
ROBERT BRIAN BAKER and LEONARD LEWIS 1275 Oakwood Road Joelton, Tennessee 37080	Same	Map 43-13 Parcel: 34

BOOK 10790 PG 142

For and in consideration of the sum of Ten and 00/100----($10.00)----DOLLARS, and other good and valuable consideration, HELEN SCOTT (an unmarried woman), DIANE TRIPLETT HUTCHISON, HOWARD E. STOKES and wife, MARYANN STOKES, hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto the said ROBERT BRIAN BAKER and LEONARD LEWIS, hereinafter referred to as Grantees, their successors, heirs and assigns, a certain tract or parcel of land is described as follows:

> Land in Davidson County, Tennessee, being Lots Nos. 13 and 14 on the Map of Madison Commerce Center Subdivision, as of record in Book 547, page 130, Register's Office for said County.
>
> Said Lots Nos. 13 and 14 adjoin and front 50 feet together on the north side of Old Hickory Boulevard, formerly Sweetbriar Avenue, and run back between lines, 129 feet 7 inches on the west line of Lot No. 13 and 129 feet 9 inches on the east line of Lot No. 14 to an alley in the rear, measuring 50 feet thereon.
>
> Being the same property conveyed to HOWARD E. STOKES AND WIFE, MARYANN STOKES; WINFORD R. SCOTT AND WIFE, HELEN M. SCOTT; AND DIANE TRIPLETT by deed from EWING E. LANNOM AND WIFE, WILLIE F. LANNOM, of record in Book 5337, page 206, Register's Office for Davidson County, Tennessee, and quitclaimed from WINFORD S. SCOTT to HELEN M. SCOTT by Deed of record in Book 10798 page 149 said Register's Office.

This conveyance is subject to all easements of record.

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 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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value whichever is greater, for this transfer is $25,000.00.

Howard Yurs
Affiant

Subscribed and sworn to before me, this the 9th day of ~~January~~ February, 1998.

Robert A. Anderson
NOTARY PUBLIC

My Commission Expires:
9/23/2000

ROBERT A. ANDERSON NOTARY PUBLIC

This is unimproved property known as 121 Old Hickory Boulevard, Nashville, Tennessee.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RONNIE HUTCHISON, Husband of DIANE TRIPLETT HUTCHISON, joins in this conveyance to convey any and all interest, if any, he may have in the property.

Witness my hand this 29th day of January, 1998.

Helen Scott
HELEN SCOTT

Diane Triplett Hutchison
DIANE TRIPLETT HUTCHISON

Ronnie Hutchison
RONNIE HUTCHISON

Howard E Stokes
HOWARD E. STOKES

Maryann Stokes
MARYANN STOKES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HELEN SCOTT, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of January, 1998.

Robert A. Anderson
Notary Public

My Commission Expires: 9/23/2000

ROBERT A. ANDERSON NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DIANE TRIPLETT HUTCHISON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 1998.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named RONNIE HUTCHISON, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 1998.

Notary Public

My Commission Expires: 9/23/2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HOWARD E. STOKES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 1998.

Notary Public

My Commission Expires: 9/23/2000

MAIL ENV.

98 FEB 10 PM 4:09

FELIX E. DAVIS REGISTER DAVIDSON CO. TN.

IDENTIF. & REFERENCE

03994 52

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

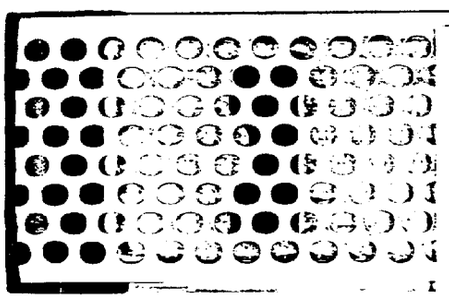
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named MARYANN STOKES, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29 day of January, 1998.

Notary Public

My Commission Expires: 9/23/2000

2035 02/10 0101 03CHECK 109.50



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

RECEIVED OF _____

FOR _____

BOOK 10790 PG 146

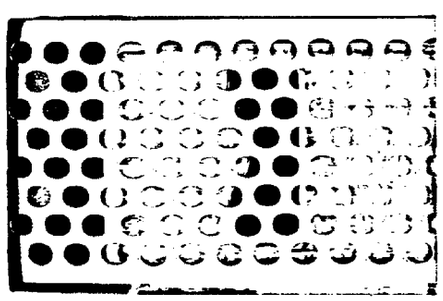
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 25000.00
CON TX 92.50
PRFEE 1.00
WDEED 16.00
TOTAL 109.50
CHECK 109.50

02/10/98 01 16:10 0001 2035

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0399452
IDENTIF. ↑ REFERENCE

98 FEB 10 PM 4:09
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1252569