BOOK 10821 PG 68

WARRANTY DEED

RECORD AND RETURN TO:
FILE BOX 7
SATURN & MAZER
(36383)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 108,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF February, 19 98

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-28-98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Saturn & Mazer Title Services, 212 Third Avenue, North, Nashville, Tennessee 37201

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Sandra Lee Baylis (NAME)	First American National Bank (NAME)	148-1-199
4928 Sherman Oaks Drive (ADDRESS)	First American Center (ADDRESS)	5DU-6647
Nashville, TN 37211 (CITY) (STATE) (ZIP)	Nashville, TN 37237 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nancy S. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Sandra Lee Baylis, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 382 on the Plan of Hillbrook Subdivision, Section 6, as of record in Book 4175, Page 7, 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 Nancy S. Baker by deed from J. Phillip Estes and Debra L. Smith of record in Book 10202, Page 529, Register's Office for Davidson County, Tennessee.

The foregoing is the same legal description as appears in the previous deed of record.

This property was for investment purposes only and never the residence of the said Nancy S. Baker.

93 MAR -4 AM 9:22

0107546

MAP-PARCEL REFERENCE

Property Address: 4928 Sherman Oaks Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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. 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.

Witness my hand, this the 27th day of February, 19 98.

Nancy S. Baker

BOOK 10821 PG 69

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 Nancy S. Baker

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 27th day of February

Commission expires 11/28/98

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me a Notary Public within and for the State and County aforesaid personally appeared

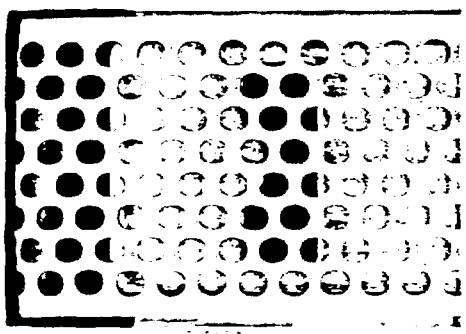
and with whom I am personally acquainted and who upon oath acknowledged to be the and respectively of the the within named bargainor and corporation and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said as such and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED



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

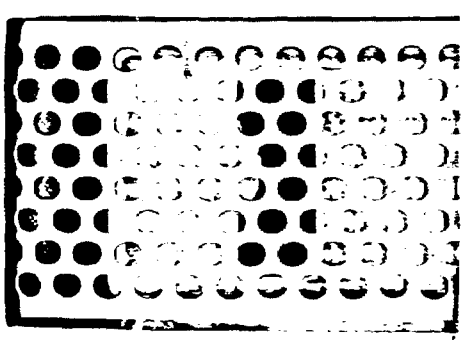
RECEIVED OF _____

FOR _____ BOOK 10821 PG 70

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0407546
IDENTIF. # REFERENCE
98 MAR -4 AM 9:22

No. 1261094