11777-1
Box 14

BOOK 10825 PG 607

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March 19 98

Notary Public

MY COMMISSION EXPIRES: May 27, 2001
(AFFIX SEAL)

JOHN T. COOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
JOHN T. COOK, P.C., 2927 BERRY HILL DRIVE, NASHVILLE, TN 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JAMES R. BAKER (NAME)	New Owner (NAME)	MAP 094-10
117 Brights Lane (ADDRESS)	(ADDRESS)	PARCEL 038.00
Gallatin, TN 37066 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	2DA-68580

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, CHARLES W. HAWKINS, III, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of a beneficiary HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JAMES R. BAKER AND WIFE, CATHY D. BAKER

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. 22 on the Revised Plan of Visco Industrial Subdivision, Section 3, as of record in Book 3842, page 183, Register's Office for said County, Tennessee, to which plan reference is hereby made for a more complete legal description.

BEING the same property conveyed to Charles W. Hawkins, III by Deed from Houvis & Company, Frances A. Oman, Barbara O. Sullivan, Carolyn O. Smith, Merida O. Chambers and Delphine O. Sloan, of record in Book 6275, Page 380, Register's Office for Davidson County, Tennessee. Charles W. Hawkins, III having quitclaimed to Charles W. Hawkins, III, Trustee, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of a beneficiary in Book 6333, page 728, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to restrictive covenants of record in Book 4218, Page 237, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been ~~paid by the Grantor(s) herein~~ prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 201-203-205 Omohundro Place, Nashville, TN 37210
(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 do 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 5th day of March 19 98

Charles W. Hawkins, III Trustee

CHARLES W. HAWKINS, III, TRUSTEE

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 CHARLES W. HAWKINS, III, TRUSTEE, with full power to transfer, sell, convey, mortgage or otherwise encumber without the joinder of a beneficiary

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 5th day of March 19 98.

Commission expires May 27, 2001

Notary Public

JOHN T. COOK 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(s) 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

040854

IDENTIF. → REFERENCE

98 MAR -5 PM 3:52

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

1723 03/05 0101 03CHECK 1415.00

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

RECEIVED OF _____

FOR _____

BOOK 10825 PG 609

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

DART
EECOC.00
CON TX 1406.00
PRFEE 1.00
MISCE 9.00
TOTAL 1415.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/05/98 01 15:50 0001 1723

0408541
IDENTIF. ↑ REFERENCE

98 MAR -5 PM 3:52

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

No. 1262142