BOOK 10861 PG 225

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Harold D. Baker and Jami E. Wilson
510 Cave Road
Nashville, TN 37210

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 53-12
PARCEL 240

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, we, Baird R. Faulkner and wife, Eva Jane Faulkner hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Harold D. Baker and Jami E. Wilson, both unmarried, as joint tenants with right of survivorship, 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:

> BEING Lot No. 203, on the Plan of Villas of Lakemeade, Phase II, of record in Plat Book 7900, Page 983, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Baird R. Faulkner and wife, Eva Jane Faulkner, as equal tenants in common, by Quitclaim Deed from Michael D. Sontag, Trustee of record in Book 10316, Page 91, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 9434, Page 355, and such easements and setback lines of record in Plat Book 7900, Page 983, said Register's Office. This conveyance subject to right-of-way to Southern Bell Telephone and Telegraph Co., of record in Book 924, Page 121, and Book 946, Page 64; sewer easement of record in Book 3160, Page 533, said Register's Office.
Taxes for 1998 have been pro-rated and assumed by Grantee(s).

This is unimproved property known as 609 Lafferty Point, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Harold D. Baker and Jami E. Wilson, both unmarried, their heirs and assigns, forever; and we, Baird R. Faulkner and wife, Eva Jane Faulkner 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 26th day of March, 1998.

Baird R. Faulkner

Eva Jane Faulkner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Baird R. Faulkner and wife, Eva Jane Faulkner the bargainor(s), 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 Nashville, Tennessee, this the 26th day of March, 1998.

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 135,000.00.

AFFIANT

Subscribed and sworn to before me this 26th day of March, 1998.

NOTARY PUBLIC

My Commission Expires: 1/27/2001

GENE W. FLOYD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

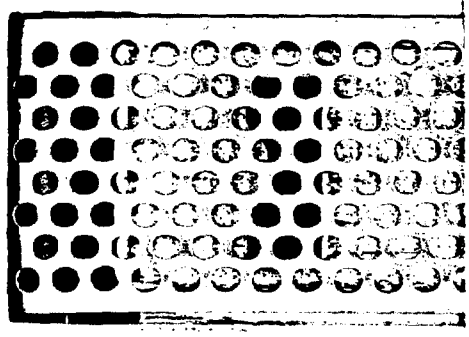
98 MAR 31 AM 9:32

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

041875 4

IDENTIF. & REFERENCE

2852 03/31 0101 03CHECK 508.50



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

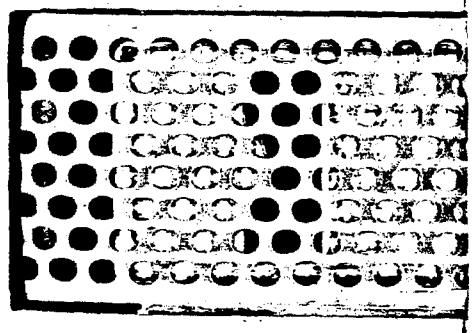
RECEIVED OF _____

FOR _____

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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 135000.00
CON TX 499.50
PRFEE 1.00
WDEED 8.00
TOTAL 508.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 508.50

03/31/98 01 09:34 0001 2852

04118754
IDENTIF. # REFERENCE

98 MAR 31 AM 9:32
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1273121