BK 10960 PG 335

FILE BOX 45

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,900.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: January 20, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rick Paul Baker (NAME)	Middle Tennessee Mortgage, Inc. (NAME)	MAP 86-3
1704 Ridgemere Court (ADDRESS)	210 Skyline Circle (ADDRESS)	PARCEL 66
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Dickson, TN 37055 (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, Charles Wendell Waller, Jr. and wife, Alesia V. Waller and Charles W. Waller, Sr. and wife, Barbara Lynn Waller

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rick Paul Baker and wife, Theresa Lynn 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:

BEING Lot No. 62, on the plan of Ridgemere, of record in Plat Book 6250, Page 937, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Charles Wendell Waller, Jr. and wife, Alesia V. Waller and Charles W. Waller, Sr. and wife, Barbara Lynn Waller, as joint tenants with right of survivorship, by deed from J & L Builders, a Tennessee General Partnership comprised of James A. Powell and Larry Powell, of record in Book 7526, Page 515, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6926, Page 941, Register's Office for said County.

98 JUN -3 PM 2:11

0445640

INSTRUMENT # REFERENCE

unimproved ( )
This is improved (X) property, known as 1704 Ridgemere Court, Hermitage, TN 37076
(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 our hand s this 27th day of May, 19 98

Charles Wendell Waller, Jr.

Charles W. Waller, Sr.

Alesia V. Waller

Barbara Lynn Waller

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FILE BOX 45

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 Wendell Waller, Jr. and wife, Alesia V. Waller and Charles W. Waller, Sr. and wife, Barbara Lynn Waller

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 instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of May, 19 98.

Commission expires January 20, 1999

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(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

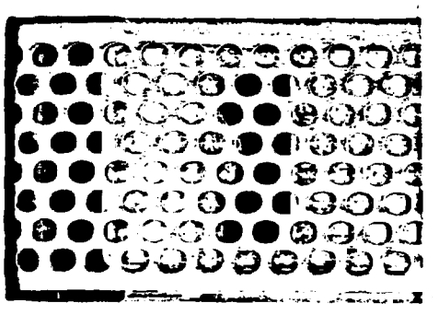
5515 06/03 0101 03CHECK 419.23

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

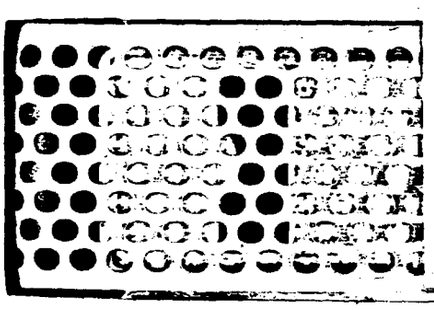
FOR _____

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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	
				110900.00
			CON TX	410.33
			PRFEE	1.00
			WDEED	8.00
			TOTAL	419.33
			CHECK	419.33
06/03/98	01		14:13 0001	5515

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0445640

IDENTIF. & REFERENCE

98 JUN -3 PM 2:11

DAVIDSON COUNTY TN

No. 1301436