Instrument Prepared by Richard A. Northcutt, Attorney, Woodbury, TN
based upon information provided by the parties

Name/Address of New Owner:
F. Mark Baker
2509 David Dr.
Nashville, TN 37214

mail

2416 07/27 0101 03CHECK 150.55

Send Tax Bill to: Same **Map:** 102 **Gp:** 4 **Parcel:** 147

WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which being hereby acknowledged, I, F. MARK BAKER, Trustee under the Charles D. Baker, Sr., Irrevocable Trust, with full power to transfer and convey, hereinafter called the Grantor have bargained and sold and by these presents transfer and convey unto F. MARK BAKER, a one-third (1/3) undivided interest; CHARLES D. BAKER, JR., a one-third (1/3) undivided interest; LISA R. CARLISLE, a one-third undivided interest (1/3), and reserving in JHUNG N. BAKER a life estate, the Grantees herein, 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. 824 on the Plan of Charlotte Park, Section 22, as of record in Book 3700, Page 67, Register's Office for Davidson County, Tennessee.

SAID Lot No. 824 fronts 93.00 feet on the northerly side of Wilclay Drive and extends back 132.1 feet on the westerly line and 148.9 feet on the easterly line to a line in the rear on which it measures 54.6 feet thereon.

BEING the same property conveyed to F. Mark Baker, Trustee under the Charles D. Baker, Sr. Irrevocable Trust, said deed dated May 27, 1992 and filed for record on May 29, 1992 in Deed Book 8636, Page 836, Register's Office for Davidson County, Tennessee.

It is agreed and understood that part of the purpose of this conveyance is to create a life estate in Jhung N. Baker.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myselves, my 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. (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).

WITNESS my signature this 24th day of July, 1998.

F. Mark Baker

F. MARK BAKER, Trustee
Charles D. Baker, Jr. Irrevocable Trust

AKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for the said state and county, personally appeared F. Mark Baker, Trustee under the Charles D. Baker, Sr. Irrevocable Trust, with whom I am personally acquainted or proved identity on the basis of satisfactory evidence, the bargainor, and who acknowledged that he is Trustee, and being authorized to do so, executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

Witness my hand and seal at Nashville, Tennessee this 24th day of July, 1998.

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/26/02

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 37,717.72, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

J. Mark Baker
AFFIANT

Sworn to and subscribed before me on this 24th day of July, 1998.

Marie Bradford
NOTARY PUBLIC

MARIE BRADFORD NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
1/26/02

04666976
IDENTIF. & REFERENCE

98 JUL 27 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

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

RECEIVED OF _____

FOR _____

BOOK 11035 PAGE 908

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 37717.72
CON TX 139.55
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 150.55
CHECK 150.55

07/27/98 01 12:48 0001 841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0466976
IDENTIF. # REFERENCE

98 JUL 27 PM 12:46
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1324049