[Space Above This Line for Recording Data]

WARRANTY DEED

This Indenture made this **26th** day of **February, 1999** between **Jerry Baker and Linda M. Baker, Married, ,** GRANTOR, and **John P. Kain and Frances A. Kain, Married ,** as GRANTEEs

W I T N E S S E T H, That said Grantor(s) for in and in consideration of the sum of TEN and 00/100's ($10.00) Dollars and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee(s) , the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee(s) and Grantee(s)' heirs forever the following land located in the County of **Davidson,** State of **Tennessee,** to wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Larchwood Subdivision, Section 2, as of record in Book 5200, page 57, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Linda M. Brown, unmarried by Warranty Deed and Irrevocable Durable Power of Attorney from Patricia S. Brown, unmarried, of record in Book 10137, page 820, Register's Office for Davidson County, Tennessee.

Said Linda M. Brown, now known as Linda M. Baker having since conveyed her interest to Jerry Baker and wife, Linda M. Baker of record in Book 10579, page 188, Register's Office for Davidson County, Tennessee.

Subject to all matters of record in Book 5200, page 57, Register's Office for Davidson County, Tennessee.

Subject to restrictive covenants of record in Book 5479, page 443; Book 5681, page 532; Book 5688, page 696; and Book 6011, page 130, Register's Office for Davidson County, Tennessee.

Subject to any and all easements and/or restrictions of record in the Register's Office for Davidson County, Tennessee.

3809 03/04 0101 03CHECK 403.20

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever; and we do covenant with 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 representative, to warrant and forever defend the title to the said land to Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever sued, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor s hereunto set grantor's hand(s) and seal this **26th** day of **February, 1999.**

0556584

IDENTIF. ↑ REFERENCE

99 MAR -4 PM 2:31

STATE OF TENNESSEE
DAVIDSON COUNTY

Jerry Baker
Jerry Baker

Linda M. Baker
Linda M. Baker

County of Davidson

State of Tennessee

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jerry Baker and Linda M. Baker, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. Witness my hand and official seal this 26th day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 30, 1999

****

County of Davidson

State of Tennessee

The actual consideration or value, whichever is greater, for this transfer is $106000

Affiant

Subscribed and sworn before me this 26th day of February, 1999.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

AUBORN L. HAGER III NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires May 30, 1999

****

mail

Prepared by:
Equity Search, Inc.
2323 21st Avenue S. #506
Nashville, TN 37212

Address of New Owner
John P. Kain
804 Ember Lake Drive
Nashville, Tennessee 37214

Send Tax Bills to:
Franklin American Mortgage Company
501 Corporate Centre Drive, Suite 400
Franklin, Tennessee 37067

Map & Parcel Number:

Map 108-4 Parcel 1

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11368 PG. 426

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

CAMT	106000.00
CON TX	392.20
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	403.20
CHECK	403.20

03/04/99 01. 14:29 0001 3809

0556584
IDENTIF. & REFERENCE

99 MAR -4 PM 2:31

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1432984