This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

ADDRESS NEW OWNER:
J. R. RICH
117 Lakeview Circle
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
Eddie Baker
102 Anglepointe
Hendersonville, Tennessee 37075

MAP **64-09-0**
PARCEL **047.00**

WARRANTY DEED

BOOK **11451** PG. **32**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PROFESSIONAL LAWN CARE, INC.,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **J. R. RICH, married,** hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 32, 34 and 35 of Block "E" on the Plan of Hadley Bend City, as of record in Book 421, Page 120, Register's Office for said County, described together as follows:
>
> Beginning as the Northwest corner of commerce Street and Union Street; thence with the Northerly margin of Commerce Street, Westwardly 155 feet more or less, to the Easterly margin of an alley; thence with said alley, Northwardly 55 feet, more or less, to the Southwest corner of Lot No. 30; thence with the South line of said lot, Eastwardly 150 feet to the Westerly margin of Union Street; thence with said street, Southwardly 100 feet, more or less to the beginning.
>
> Being the same property conveyed to Professional Lawn Care, Inc., by Deed from Fakher M. Surji of record in Book 8313, Page 309, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 4119 Union Street, Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

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, his heirs and assigns, forever and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

WITNESS my hand this the 27th day of April, 1999.

PROFESSIONAL ~~LAWN~~ CARE, INC.

EDDIE BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 11451 PG. 33

Personally appeared before me, the undersigned Notary Public in and for said County and State, **EDDIE BAKER**, 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 Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 27th day of April, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $12,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of April, 1999.

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

05795577

IDENTIF. # REFERENCE

99 APR 28 AM 10:41

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

0218 04/28 0101 03CHECK 55.40

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11451 PG. 34

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

05795777

IDENTIFICATION REFERENCE

99 APR 28 AM 10:41

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	12000.00
CON TX	44.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	55.40
CHECK	55.40

04/28/99 01 10:43 0001 8218

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1478140