PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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BOOK 11504 PG. 548

W & I Ref: (gj) Title No: 40957
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
L. Allison Shivers Edward T. McBride 5612 Knob Road Nashville, Tennessee 37209	SunTrust Bank, Nashville, N.A. 201 Fourth Avenue North, 7th Floor Nashville, Tennessee 37219

TAX MAP-PARCEL NUMBERS: 103-6-238

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 159000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Dean Baker, Jr. and spouse, Cynthia Faye Baker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **L. Allison Shivers,** and **Edward T. McBride, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 52 on the plan of Brookside Courts Addition No. 2, of record in Book 1835,page 47, said Register's Office.

SAID Lot 52 fronts 75 feet on the northerly margin of Knob Road and extends back 154.3 feet on the easterly line and 128.7 feet on the westerly line to a dead line in the rear, measuring 79.2 feet thereon.

TOGETHER with as an appurtenance hereto and subject thereto those certain easements for driveway ingress and egress purposes granted of record in Book 5182, page 669 and in Book 5208, page 680, said Register's Office.

BEING the same property conveyed to Harold Dean Baker, Jr. and wife, Brenda C. Baker by deed from Timothy Park and wife, Cathy Park of record in Book 6656, page 163, said Register's Office. Harold Dean Baker, Jr. and Brenda C. Baker have been divorced by Order of the 4th Circuit Court for Davidson County, Tennessee. The said Brenda C. Baker has since conveyed all of her interest in subject property to H. Dean Baker, Jr., by quitclaim deed of record in Book 9247, page 753, said Register's Office. The said H. Dean Baker, Jr. and Harold Dean Baker, Jr. are one and the same person.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835, Page 47, said Register's Office, which Plan shows a 30 foot minimum building setback line from Knob Road and 10 foot easement for public utility purposes along the rear line(s); Subject to easements for driveway purposes of record in Book 5182, page 669, as to the southwesterly corner and in Book 5208, page 680, as to the southeasterly corner, all in said Register's Office.

This is improved property, known as: 5612 Knob Road, Nashville, Tennessee 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of May, 1999.

H. Dean Baker, Jr.

Cynthia Faye Baker

BOOK 11504 PG. 549

State of Tennessee
County of Davidson

On this 26th day of May, 1999, before me the undersigned authority, personally appeared **H. Dean Baker, Jr.** and **Cynthia Faye Baker**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE CHRISTY [illegible] IVEY DAVIDSON COUNTY, TENN. My Commissio[illegible] Expires 9/18/99

Notary Public

2408 06/01 0101 03CHECK 599.30

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 159000.00

Affiant

Sworn and subscribed before me on the 26th day of May, 1999.

My Commission Expires: NOTARY PUBLIC AT LARGE CHRISTY [illegible] IVEY DAVIDSON COUNTY, TENN. My Commissio[illegible] Expires 9/18/99

Notary Public

99 JUN -1 PM 5:33
[illegible] GARDNER REGISTER
DAVIDSON COUNTY, TN.

0593903
[illegible] REFERENCE

Wldoc: Deed Wty—12/92

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 550

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

0593903

IDENTIFICATION REFERENCE

99 JUN -1 PM 5:33

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

		CAMT	
			159000.00
		CON TX	588.30
		PRFEE	1.00
		WDEED	8.00
		CFEE	2.00
		TOTAL	599.30
		CHECK	599.30
06/01/99	01	17:36 0001	3408

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1467939