THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
William Roy Baker, et ux 827 Old Dickerson Pike Goodlettsville, TN 37072	Same as New Owner	Map 25 Parcel 44 Field Book GO 18301

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, EVA LUCILLE RING, a single woman, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto WILLIAM ROY BAKER and wife, CHARLOTTE A. BAKER, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in the City of Goodlettsville, 10th Councilmanic District of Davidson County, Tennessee, described according to a survey dated May 3, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465, as follows:

BEGINNING at a concrete monument in the northwesterly margin of Old Dickerson Pike, the most southeast corner of this tract, a corner to the property conveyed to Mark A. Wachter and wife, Lisa G. Wachter, by deed of record in Book 10264, page 490, Register's Office for Davidson County, Tennessee; thence with said margin of said Old Dickerson Pike on a curve having a radius of 394.55 feet, a tangent of 28.44 feet, a delta angle of 3 deg. 38' 30", a chord of 56.85 feet and a chord bearing of South 55 deg. 16' 12" West for a length of 56.86 feet to a corner monument, marking the beginning of the intersection of Old Dickerson Pike and Hitt Lane; thence continuing on a curve to the right having a radius of 25.00 feet, a tangent of 15.47 feet, a delta angle of 63 deg. 30' 20", a chord of 26.31 feet and a chord bearing of South 85 deg. 12' 07" West for a length of 27.71 feet to a concrete monument in the northeasterly margin of Hitt Lane; thence with said margin of said Hitt Lane, on a curve having a radius of 3007.04 feet, a tangent of 147.52 feet, a delta angle of 5 deg. 37' 01", a chord of 294.68 feet and a chord bearing of North 65 deg. 51' 14" West for a length of 294.80 feet to a concrete monument, a corner to the property conveyed to Jaques-Miller Healthcare Properties, L.P. by deed of record in Book 7434, page 699, Register's Office for Davidson County, Tennessee; thence with the line of Jaques-Miller, North 22 deg. 06' 40" East, 226.30 feet to an iron pin; thence North 63 deg. 33' 48" East, 136.93 feet to an iron pin, a corner to Wachter; thence with the lines of Wachter, South 22 deg. 25' 00" East, 90.70 feet to an iron pin; thence North 72 deg. 35' 10" East 11.15 feet to an iron pin; thence South 17 deg. 50' 00" East 290.00 feet to the point of beginning and containing 76,365.00 square feet.

BEING the same property conveying to Nina Ruth Ring and Eva Lucille Ring, both unmarried, a life estate, with title vested in the survivor of them, in fee simple, by deed of record in Book 6108, page 157, Register's Office for Davidson County, Tennessee. The said Nina Ruth Ring died testate on October 22, 1997, at which time ownership and title to the said property became vested in Eva Lucille Ring, in fee simple. The Estate of Nina Ruth Ring was filed for probate in the Probate Court for Davidson County, Tennessee and is now closed.

By her signature hereto, Eva Lucille Ring represents and warrants that all debts owing by Nina Ruth Ring, during her lifetime or by reason of her death, including federal income taxes and estate and inheritance taxes, have been fully paid and/or satisfied.

The mailing address for the said property is 827 Old Dickerson Pike, Goodlettsville, TN 37072.

The description of the said property was obtained from a survey dated May 3, 1999 by Tommy E. Walker, Registered Land Surveyor, License No. 1465.

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 I, the GRANTOR, do covenant with the said GRANTEES, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 1999, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the GRANTEES, when due.

2. Restrictions of record in Minute Book J, page 529, said Register's Office.

3. Easement reserved by A. O. Ring and wife in the deed of record in Book 4439, page 455, said Register's Office.

4. Subject to any and all matters as they may appear on the unrecorded survey dated May 3, 1999, by Tommy E. Walker, Tennessee Land Surveyor, License No. 1465.

And, I, the GRANTOR, do further covenant and bind myself, 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.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

Eva Lucille Ring

EVA LUCILLE RING, a single woman

"GRANTEES"

William Roy Baker

WILLIAM ROY BAKER

Charlotte A Baker

CHARLOTTE A. BAKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EVA LUCILLE RING, a single woman, and WILLIAM ROY BAKER and wife, CHARLOTTE A. BAKER, 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, at office, this the 7th day of May, 1999.

Patsy C. Davidson

NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN
MY COMMISSION EXPIRES
DECEMBER 5, 2001

BOOK 11517 PG. 111

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $239,000.00.

William Roy Baker
Affiant

Sworn to and subscribed before me, this the 7th day of May, 1999.

Patsy C. Davidson
NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY TN
MY COMMISSION EXPIRES
DECEMBER 6, 2001

#789 06/08 0101 03CHECK 899.30

05970087

RELEASED FOR REFERENCE

99 JUN -8 AM 8:13

BILL BOYD REGISTER
DAVIDSON COUNTY, TN.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11517 PG. 112

0597087

IDENTIFICATION REFERENCE

99 JUN -8 AM 8:13

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

CAMT	239000.00
CON TX	884.30
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	899.30
CHECK	899.30

06/08/99 03 08:16 0001 6789

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1471270