Box 28

9706013

OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 25,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 14th DAY OF June 19 99

NOTARY PUBLIC

My Commission expires: 9/28/2002

THIS INSTRUMENT PREPARED BY

Devereaux D. Cannon, Jr., Attorney, 344 Fourth Avenue, North, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
ROBERT B. BECK (NAME)	SAME (NAME)	94-01-126
4205 Gallatin Road (ADDRESS)	(ADDRESS)	
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

BOOK 11527 PG. 908

For and in Consideration of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

THOMAS WAYNE BAKER, EXECUTOR OF THE ESTATE OF VIOLA BAKER, DECEASED

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

ROBERT B. BECK AND WIFE, MARTHA BECK

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A")

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Davidson County Taxes for 1999, which have been prorated and assumed by the Grantee.

2. Matters shown on the Plan of record in Book 421, page 78, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 716 South 12th Street - Nashville, TN 37216
(House Number) (Street) (City) (State) (Zip)

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. 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 our hands this 14th day of June, 19 99.

Thomas Wayne Baker executor

THOMAS WAYNE BAKER, EXECUTOR OF THE ESTATE OF VIOLA BAKER

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named THOMAS WAYNE BAKER, EXECUTOR OF THE ESTATE OF VIOLA BAKER _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14th day of June, 19 99.

My Commission expires:
9/28/2002

Jo Ann Smith
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged _____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by _____self as such officer (or partner).

Witness my hand and official seal at office this _____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

BOOK 11527 PG. 910

Land in Davidson County, Tennessee, being the southerly part of Lot No. 8 on the Plan of Subdivision of Lot No. 3 of N.H. Hobson's Subdivision as of record in Book 421, page 78, Register's Office for said County, described according to a loan survey made by T. R. Sanford, Surveyor, August 20, 1954, as follows:

Beginning at a point in the westerly margin of South 12th Street, being the common corner of Lots 7 and 8 on said plan; thence with the line between said lots westerly 150 feet to the easterly margin of a 15 foot alley; thence northerly with said margin of said alley, 32.8 feet to a point; thence easterly 149 feet, more or less, to the westerly margin of South 12th Street; thence with said margin of said Street southerly 45 feet to the point of beginning.

Being the same property conveyed to LINDA MAI KELLY, THOMAS WAYNE BAKER AND JUDY ANN HANCOCK, AS DEVISEES UNDER THE WILL OF VIOLA BAKER, DECEASED, of record in Will Book 226, page 71, Davidson County Probate Court Clerk's Office and being the same property conveyed to TOMMY D. BAKER, AND WIFE, VIOLA BAKER by deed from REGIONAL B. BAILEY AND WIFE, ETTA MAIE BAILEY of record in Book 5064, page 387, said Register's Office, the said TOMMY D. BAKER, HAVING PREDECEASED VIOLA BAKER. (SEE COURT ORDER RECORDED SIMULTANEOUSLY HEREWITH)

0599885
RELEASED FOR REFERENCE
99 JUN 15 AM 9:24
METRO REGISTER
DAVIDSON COUNTY, TN.
06/15/99 0101 OCHECK 107.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11527 PG. 911

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

0599885

ADDITIONAL REFERENCE

99 JUN 15 AM 9:24

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	25000.00
CON TX	92.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	107.50
CHECK	107.50

06/15/99 01 09:27 0001 9816

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1474230