Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #99-1335

WARRANTY DEED

BOOK 11557 PAGE 71

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Susan Darcelle Keith Baker and spouse Robert Dana Baker, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Austin Whitfield Lee, III, unmarried, 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 Unit No. 467, in Howell Park, a Condominium, a Horizontal Property Regime as shown in a plan recorded in Book 6250, page 868, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 6316, page 411, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made. The easement, restrictive covenants, conditions, and regulation imposed upon and relating to the apartments, property, co-owners and tenants of Howell park, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 6816, page 411, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

7945 07/02 0101 03CHECK 482.38

Being the same property conveyed to Susan Darcelle Keith, unmarried by deed of record in Book 9365, Page 194, Registers office for said County. Robert Dana Baker, spouse of Susan Darcelle Keith Baker joins in the execution of this document to convey any marital interest he may have in the subject property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record.

99 JUL -2 PM 4:38
HOWELL GARRETT REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. # REFERENCE

060745

This is improved property, known as: 467 2nd Ave. S., Nashville TN 37201.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 1st day of July, 1999

Susan Darcelle Keith Baker
Susan Darcelle Keith Baker

Robert Dana Baker
Robert Dana Baker

State of Tennessee)
County of Davidson)

On this 1st day of July, 1999, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Susan Darcelle Keith Baker and Robert Dana Baker, the bargainor(s), 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.

Notary Public

My Commission Expires: 9-29-2001

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 127,400.00.

X Austin Whitfield Lee III
Affiant

Sworn and subscribed before me on this the 1st day of July, 1999.

Notary Public

My Commission Expires: 9-29-2001

NEW OWNER:
Austin Whitfield Lee, III
467 2nd Ave. S.
Nashville, TN 37201

RESPONSIBLE FOR TAX PAYMENT:
NationsBanc Mortgage Corp.
2059 Northlake Parkway
Tucker, GA 30084

TAX MAP-PARCEL #:
93-10-A-467CO

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11557 PAGE 73

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

060475
IDENTIFICATION & REFERENCE

99 JUL -2 PM 4:38
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT
127400.00
CON TX 471.38
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 482.38
CHECK 482.38
07/02/99 01 16:40 0001 7945

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1486352