FILE BOX 45

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 145,000.00

Marty Mize Baylor
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
20th DAY OF July 19 99

Patricia Nichols
Notary Public

MY COMMISSION EXPIRES: March 24, 2001
(AFFIX SEAL)

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THIS INSTRUMENT WAS PREPARED BY
METROPOLITAN ESCROW, INC., 217 Pineway Drive, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marty Mize Baylor (NAME)	Mortgage Investors Group (NAME)	MAP 119-8
707 Currey Road (ADDRESS)	320 N. Cedar Bluff Rd., Ste. 200 (ADDRESS)	PARCEL 68
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Knoxville, TN 37923 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Joan W. Smith, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Marty Mize Baylor and husband, James B. Baylor, Jr.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 5, on the Map of Section One, Glencliff Estates, of record in Book 1130, Page 56, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 100 feet on the southerly side of Currey Road and runs back between lines, 437 feet on the westerly line and 449 feet on the easterly line, to the center of Mill Creek on which it measures 100.3 feet.

BEING the same property conveyed to James Roscoe Smith and wife, Joan W. Smith by deed from Jessie E. Taylor, by and through my lawfully constituted attorney in fact, of record in Book 7014, Page 441, Register's Office for said County. The said James Roscoe Smith now deceased.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ( )
This is improved (X) property, known as 707 Currey Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our 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. 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 my hand this 20th day of July 19 99

Joan W. Smith

STATE OF TENNESSEE
JUL 21 '99 2:03
REAL ESTATE TRANSFER TAX

06148 11

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joan W. Smith, unmarried

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of July 19 99.

Commission expires March 24, 2001

Notary Public

PATRICIA NICHOLS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

0823 07/22 0101 CHECK 547.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

RECORDED BRIEFLY
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

95 JUL 22 PM 2:08

0614811
IDENTIFICATION REFERENCE

CAMT	
	145000.00
CON TX	536.50
PRFEE	1.00
MREED	8.00
CFEE	2.00
TOTAL	547.50
CHECK	547.50

07/22/95 01 14:11 0001 5827

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1494128