File Box 9B
First Title & Escrow Co., Inc.

16770

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THIS INSTRUMENT PREPARED BY:
George E. Mudter, Jr., Esq.
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215
(615) 383-4429

FTEC File No. 16770
File 16770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $ 250,000.00

Affiant

Subscribed and sworn to before me, this 20th day of September, 1999.

My Commission Exp

Notary Public

My Commission Expires: _____

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
MR/MRS STEVEN KAWALICK	HSBC MORTGAGE CORPORATION	Map 142-16-A
1101 Bedfordshire Court	2929 Walden Avenue	Par. 65.00 Co.
Nashville, Tennessee 37221	Depew, New York 14043	F.B. 9D79207

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, DAVID F. BAKER AND WIFE, MELANIE S. BAKER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN KAWALICK AND WIFE, GINA KAWALICK, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1101 Bedfordshire Ct, Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 20th day of September, 1999.

DAVID F. BAKER

MELANIE S. BAKER

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.
99 SEP 23 PM 12:59
MUNICIPAL & REFERENCE
06388808

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DAVID F. BAKER AND WIFE, MELANIE S. BAKER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of September, 1999.

GEORGE E. MUDTER NOTARY PUBLIC AT LARGE DAVIDSON TN

My Commission Expires: _____

Notary Public

WARDEED

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Phase Two of Devon Park, as of record in Plat Book 6250, page 432, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to David F. Baker and spouse, Melanie S. Baker by deed from Kenneth H. Maloy and spouse, Dorothy W. Maloy of record in Book 8865, page 606, said Register's Office.

This conveyance is made subject to: (1) 1999 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 6176, page 7, made applicable in Book 6541, page 542; (3) By-Laws of record in Book 8276, page 53; (4) Charter of Incorporation of record in Book 7372, page 862; (5) Agreement of record in Book 6145, page 252; and (6) All matters appearing on the Plan of record in Plat Book 6250, page 432, said Register's Office.

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

0638808

ADDITIONAL REFERENCE

99 SEP 23 PM 12:59

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	250000.00
CON TX	925.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	936.00
CHECK	936.00

09/23/99 01 13:02 0001 1605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1519542