PREPARED BY (AND RETURN TO):

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Instr:200002010010393 Page: 1 OF 3
REC'D FOR REC 02/01/2000 12:42:45PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $980.50

W & I Ref: (gj) Title No: 41445
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Patrick T. Hutchinson Rebecca A. Hutchinson 505 London Way Nashville, TN 37221	ABN Amro Mortgage Group, Inc. 2600 W. Big Beaver Road Troy, Michigan 48084

TAX MAP-PARCEL NUMBERS: 142-16-A-002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 265000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jack Richard Baker and spouse, Kimberly Neel Baker,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Patrick T. Hutchinson and spouse, Rebecca A. Hutchinson,** 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 Lot No. 2 on the Plan of Devon Park, Phase One of record in Plat Book 5200, pages 670 through 672 Register's Office for said County.

SAID Lot No. 2 fronts 82.00 feet on the northwesterly margin of London Way (private) and extends back between parallel lines 125.0 feet to a dead line in the rear, measuring 82.00 feet thereon.

BEING the same property conveyed to Jack Richard Baker and wife, Kimberly Neel Baker by deed from Lain W. Scott and wife, Patricia J. Scott of record in Book 7942, page 898, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 5200, Page 670 through 672, said Register's Office, which Plan shows a 25 foot minimum building setback line from London Way, together with a designated building site and 10 foot easement for public utility and drainage along the rear lines of said lot, with an 8-inch sewer line lying therein; The Declaration of Covenants, Conditions and Restrictions of record in Book 6176, page 7, as amended in Book 6541, page 542 and Book 6967, page 156, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Section 8B of Covenants requires notice of transfer of said lot to Homeowner's Association.

This instrument is executed on behalf of Jack Richard Baker by Kimberly Neel Baker as Attorney in Fact pursuant to a Power of Attorney being recorded concurrently herewith. The affidavit of said Attorney in Fact is attached as "Exhibit A" to or on this instrument and incorporated herein by reference.

This is improved property, known as: 505 London Way, Nashville, TN 37221

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 COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a 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.

WITNESS THE EXECUTION HEREOF this 28th day of January, 2000.

Jack Richard Baker
Jack Richard Baker, By: Kimberly Neel Baker, Atty-In-Fact

Kimberly Neel Baker
Kimberly Neel Baker

State of Tennessee
County of Davidson

On this 28th day of January, 2000, before me the undersigned authority, personally appeared **Kimberly Neel Baker**, 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.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 265000.00

Affiant

Sworn and subscribed before me on the 28th day of January, 2000.

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

My Commission Expires: _____ Notary Public

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 **Kimberly Neel Baker**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Jack Richard Baker**, as Attorney-in-Fact, as a free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this the 28th day of January, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000

EXHIBIT "A"
To
WARRANTY DEED

FROM: Jack Richard Baker and Kimberly Neel Baker

TO: Patrick T. Hutchinson and Rebecca A. Hutchinson

A F F I D A V I T

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited was executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That the execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. That at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Kimberly Neel Baker

Kimberly Neel Baker, Affiant

Sworn to and subscribed before me this
28th day of January, 2000.

Notary Public

My Commission Expires:_____

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. EXP. 5-28-2000