40-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 51,102.00

Billy A. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF June, 2001

Notary Public

MY COMMISSION EXPIRES: 7/26/03
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Billy A. Baker (NAME)	New Owner (NAME)	MAP 57 P/O PARCEL
2059 Highway 12 South (ADDRESS)	(ADDRESS)	31 AND MAP 67
Ashland City, TN 37015 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	P/O PARCEL 27

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, Robbie McKee Clay, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Billy A. Baker and wife, Deanna H. Baker

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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the real estate taxes for the current year, which have been prorated, and such limitations, restrictions and easements as may affect the premises, including, but not limited to, all matters shown on an unrecorded boundary survey prepared by Bruce Rainey & Associates, dated February 23, 2001, as revised.

Davidson County DEEDWARR
Recvd: 06/05/01 16:10 3pgs
Fees:15.00 Taxes:189.08
20010605-0058556

unimproved (X)
This is improved ( ) property, known as Tract 4, Hydes Ferry Pike, Nashville, TN 37218
(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 1st day of June, 2001

Robbie McKee Clay

Robbie McKee Clay

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 Robbie McKee Clay, 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 1st day of June, 2001

Commission expires 7/26/03

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon _____ oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ 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 _____.

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

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

My Commission Expires July 26, 2003

My commission expires _____

Notary Public

EXHIBIT A

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor #823 and dated February 23, 2001, known as job no. 010017 more particularly described as follows;

Beginning at an iron pin set on the northerly margin of Hydes Ferry Pike (State Hwy 12). Said point of beginning being the Southwest corner of the herein described tract and also being 1032.30' easterly from the intersection of the easterly margin of Old Hickory Boulevard with the northerly margin of said Hydes Ferry Pike; thence leaving the margin of Hydes Ferry Pike and with the line of Tract 2 and 3 of said survey N 21°07'11"E 448.64' to an iron pin set in the line of the S.H.H., L.L.C. Property; thence with said line and a fence S 63°46'50"E 805.00' to an existing iron pin; thence leaving S.H.H., L.L.C. property, S 38°36'00"W 163.06' to an iron pin set on the northerly margin of said Hydes Ferry Pike; thence with the said northerly margin and a curve to the left and having a radius of 1181.00' and a long chord of 44.85', said chord having a bearing N 77°32'51"W a distance along the curve of 44.85' to an iron pin; thence continuing with the margin of said Road and a curve to the left having a radius of 1689.00' and a long chord of 236.40'; said chord having a bearing of N 79°31'25"W a distance along the curve 236.59' to an iron pin; thence N 85°08'30"W 103.00' to an iron pin; thence N 87°46'09"W 102.00' to an iron pin; thence N 89°31'02"W 101.20' to an iron pin; thence S 89°36'35"W 100.10' to an iron pin; thence S 89°27'52"W, 100' to the point of beginning containing 5.01 Acres ±.

Being part of the same property conveyed to J. T. Owen and wife, Luella Owen, by deed of record in Book 931, page 680, said Register's Office. The said J. T. Owen predeceased the said Luella Owen and the said Luella Owen having since died and by Will of Luella Murrey Owen of record in Will Book 118, page 69, Probate Court for Davidson County, Tennessee, devised a life estate in said property to Guy Murrey Owen, and the remainder interest in said property to Mildred Owen Paul, Robbie Owen McKee and Robbie Le Clay. The said Guy Murrey Owen having since died. The said Mildred Owen Paul, unmarried, Robbie McKee Clay, being one and the same person as Robbie Le Clay, and husband, William S. Clay, and Robbie Owen McKee and husband, Phillip McKee, conveyed their interest in said property to Mildred Owen Paul and Robbie McKee Clay by deed of record in Book 9974, page 200, said Register's Office. The said Mildred Owen Paul conveyed her interest in said property to Robbie McKee Clay by quitclaim deed of record in Book 10457, page 300, said Register's Office.