WARRANTY DEED

Davidson County DEEDWARR
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Fees:13.00 Taxes:1110.00
20011220-0140530

This instrument was prepared by:
Gary S. Rubenstein
SCHULMAN, LeROY & BENNETT, P.C.
P. O. Box 190676
Nashville, TN 37219-0676

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO:
Joseph David Baker and	Joseph David Baker and	Part of Map 98
wife, Wanda C. Baker	wife, Wanda C. Baker	Parcel 93
Earhart Road	4701 Hessey Road	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Sworn to and subscribed before me this the 20th day of December, 2001.

GINGER M. REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-30-04

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, BILL FINCHUM and wife, BETTY FINCHUM, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto JOSEPH DAVID BAKER and wife, WANDA C. BAKER, hereinafter referred to as Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the Fourth civil district of Davidson County, Tennessee according to an unrecorded survey by Carroll Carmen, Registered Land Surveyor, Number 910 dated January 7th, 1994.

Said tract begins at a point on the Easterly margin of Earhart Road said point being the Northwest corner of the herein described property and the common front corner of the property of Phillip D. Sutton and wife, Jan M. Sutton, of record in book 5356, page 263 Register's office for Davidson County, Tennessee. Thence leaving Earhart Road South 87°6'58" East 857.8 feet to a point; thence North 2°47'39" East 174 feet to a point; thence South 88°24'11" East 259.89 feet to a pipe; thence South 88°19'26" East 620.42 feet to a point being a cedar snag and four inch maple; thence South 89°29'14" East 174.57 feet to a point, said point being a six inch dead cedar; thence South 86°56'15" East 588.06 feet to a point; thence South 87°3'44" East 337.98 feet to a point, said point being the Northeast corner of the herein described property; thence South 2°29'32" West 1,822.46 feet to a point said point being the Southeast corner of the herein described lot; thence South 79°35'31" West 47.62 feet to a point; thence North 86°43'32" West 595.51 feet to a point; thence North 89°40'16" West 195.84 feet to a point; thence North 89°14'4" West 208.33 feet to a point; thence North 2°14'36" East 900 feet to a point; thence North 89°19'55" West 900 feet to a

point; thence North 2°26'14" East 209 feet to a point; thence North 2°26'14" East 149.45 feet to a point; thence North 2°46'28" East 144 feet to a point; thence North 88°5'30" West 900 feet to a point, said point being in the Easterly margin of Earhart Road; thence along the Easterly margin of Earhart Road North 1°48'42" East 177.67 feet to a point in the Easterly margin of Earhart Road; thence continuing along the Easterly margin of Earhart Road along a curve to the right with a delta of 12°35'38", a radius of 539.50 feet and a tangent of 59.53 feet, 118.58 feet to the point of beginning and containing 69.85 acres more or less.

Included within the above description but expressly excluded from this conveyance is the following: Land in the County of Davidson, and State of Tennessee to wit: Land in Nashville, Davidson County, Tennessee, being part of a 69.85 acre tract shown on a copy of a survey for W. Wayne LeRoy, Trustee, prepared by Carroll Carman, dated January 7, 1994, denoted as Parcel No. 93, on Metro Property Tax MapNumber 98, further described as follows:

Beginning on the Easterly Right of Way of Earhart Road at the Northwesterly corner of the herein described tract and the Southwesterly corner of the property now or formerly conveyed to Phillip D. Sutton recorded in Deed Book 5356, Page 263, Register's Office for said County; thence with the Southerly line of Sutton S 87°06'58"E, 316.65 feet to a 14-foot tree near the South side of a storage shed; thence with two (2) new lines as follows: S 88°50'58" W, 100.21 feet to a power pole; thence N 89°30'46" W, 219.93 feet to the Easterly Right of Way of Earhart Road; thence along said Right of Way with a curve to the right having a radius of 539.50, a distance of 16.53 feet to the point of beginning and containing 2,924 square feet, more or less. Being the same property conveyed to Phillip D. Sutton and wife Jan M. Sutton by quit claim deed from W. Wayne LeRoy, Trustee, of Record in Book 11252, Page 543, Register's Office for Davidson County, Tennessee. This Parcel was conveyed to the said, Phillip D. Sutton, and wife, Jan M. Sutton in settlement of a boundary dispute said agreement being of record in Book 11252, Page 540, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bill Finchum, and wife, Betty Finchum by warranty deed from W. Wayne LeRoy, Trustee of Record in Book 11273, Page 424, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Earhart Road, Mt. Juliet, Tennessee.

Subject to all facts which would be disclosed by a comprehensive survey of the premises herein described.

WITNESS my hand this the 20TH day of December, 2001.

Bill Finchum
BILL FINCHUM

Betty Finchum
BETTY FINCHUM

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 Bill Finchum and wife, Betty Finchum, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal, at Nashville, Tennessee, on this the 20th day of December, 2001.

M Rogers
Notary Public

My Commission Expires: 5-30-04