30X17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/02 13:35 3pgs
Fees:18.00 Taxes:740.00

20020102-0000432

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF December, 2001

Notary Public

MY COMMISSION EXPIRES: 11/26/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mike Halloran (NAME)	SAME (NAME)	MAP 134
714 Woodland St (ADDRESS)	(ADDRESS)	PARCEL 209 AND
Columbia TN 38401 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	146

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, Carlton D. Baker and wife, Joyce M. Baker

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mike Halloran

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:

Tract 1:
Beginning at an iron pin set, said pin being the northwesterly corner of Danley Corporation as recorded in Deed Book 2401, page 102, R.O.D.C., and being located in the easterly margin of Ezell Road (50' ROW); thence leaving Danley Corporation and with said margin, North 7 deg. 08' 14" East, 199.78 feet to an iron pin set at the southerly margin of Harding Place; thence leaving Ezell Road and with said margin of Harding Place the following calls: North 51 deg. 33' 14" East, 118.79 feet to an iron pin set; South 79 deg. 30' 17" East, 741.16 feet to an iron pin set, South 62 deg. 10' 52" East, 68.66 feet to an iron pin set in the westerly margin of Old Ezell Pike (50' ROW); thence leaving Harding Place and with said margin of Old Ezell Pike and along a curve to the right, said curve having a radius of 1880.00', a length of 406.45' a delta of 12 deg. 23' 14", and a chord bearing and distance of South 66 deg. 11' 43" West, 405.66 feet to an iron pin set, said pin being the northeasterly corner of said Danley Corporation; thence leaving Old Ezell Pike and with Danley Corporation, North 83 deg. 45' 13" West, 539.39 feet to the point of beginning. Containing 4.38 acres as surveyed by Arrowhead Survey, August 14, 1997.

Tract 2:
Beginning at an iron pin found, said pin being the southwesterly corner of Sunday School Board of the Free Will Baptist, Incorporated, as recorded in Deed Book 4528, page 885, R.O.D.C.; thence leaving Sunday School Board of the Free Will Baptist, Incorporated, and with the northerly line of Metropolitan Government as recorded in Deed Book 7759, page 629, R.O.D.C., North 83 deg. 45' 13" West 573.21 feet to an iron pin set in the easterly margin of Old Ezell Pike (50' ROW); thence leaving Metropolitan Government and with said margin of Old Ezell Pike and along a curve to the left, said curve having a radius of

CONTINUED

unimproved ( )
This is improved (X) property, known as _____
(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 our hand s this 27th day of December, 2001

Carlton D. Baker

Joyce M. Baker

Joyce M. Baker

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 Carlton D. Baker and wife, Joyce M. Baker

the bargainor s, 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, this 27th day of December, 2001.

Commission expires 11/26/05

Notary Public

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 _____, _____.

My commission expires _____

Notary Public

LEGAL DESCRIPTION CONTINUATION

1940.00', a length of 357.80', a delta of 10 deg. 34' 02", and a chord bearing and distance of North 63 deg. 22' 15" East, 357.30 feet to an iron pin set at the southerly margin of Harding Place as recorded in Deed Book 6259, page 419, R.O.D.C.; thence leaving Old Ezell Pike and with said margin of Harding Place the following calls: South 70 deg. 24' 50" East, 105.22 feet to an iron pin set; South 86 deg. 22' 59" East 104.56 feet to an iron pin set; South 81 deg. 30' 57" East, 68.42 feet to an iron pin found, said pin being the northwesterly corner of said Sunday School Board of the Free Will Baptist Incorporated; thence leaving Harding Place and with the Sunday School Board of the Free Will Baptist Incorporated, South 7 deg. 01' 16" West, 171.81 feet to the point of beginning. Containing 1.73 acres as surveyed by Arrowhead Survey, August 14, 1997.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXPRESSLY EXCLUDED IN THIS CONVEYANCE IS THE FOLLOWING:

Conveyance to The Metropolitan Government of Nashville and Davidson County of record in Book 6259, page 419; and to the State of Tennessee of record in Book 8616, page 11, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Carlton D. Baker by deed from John Michael Halloran of record in Book 10573, page 306, Register's Office for Davidson County, TN.

Joyce M. Baker joins in this conveyance to convey any interest she may have as the wife of Charlton D. Baker.

Subject to restrictions of record in Book 7118, page 501, said Register's Office.

Subject to Sanitary Sewer and/or Storm Drainage easement of record in Book 4260, page 686, Register's Office for Davidson County, Tennessee.

Subject to ingress and egress to cemetery or burial plat located on subject property.

Subject to Deed of Trust to John Michael Halloran of record in Book 10573, page 311, and assigned to The Bank of Belfast of record in Book 11420, page 222, in said Register's Office.

The legal description is the same as the previous deed of record.