THIS INSTRUMENT PREPARED BY:
Mudter & Patterson
Attorneys-at-Law
2000 Richard Jones Road
Suite 110
Nashville, Tennessee 37215

File Box 9B:
First Title & Escrow Co., Inc.
FTEC File No. 18935

Davidson County DEEDWARR
Recvd: 05/06/02 09:48 2pgs
Fees:13.00 Taxes:477.30

20020506-0055043

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: ~~$129000.00~~

Affiant

Subscribed and sworn to before me, this 30th day of April, 2002.

Notary Public

My Commission Expires: July 31 2003

NOTARY PUBLIC AT LARGE

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MR/MRS JACK MOLESWORTH 204 Plantation Court Nashville, Tennessee 37221	Same	MAP 142-5-A PAR 58.00 FB 9D64701

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, DON M. BAKER ,UNMARRIED, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to JACK MOLESWORTH AND WIFE, LINDA MOLESWORTH ("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 204 Plantation Court, Nashville, Tennessee 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 30th day of April, 2002.

Don M. Baker

DON M. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, DON M. BAKER , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2002.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit J-6 together with the carport designated No. J-6-C on the Plan of Section 2, River Plantation Condominium Apartments of record in Plat Book 4460, pages 136 and 137, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Section 2, River Plantation, a horizontal property regime established by Master Deed of record in Book 4661, page 334, amended in Book 4691, page 906, Book 6354, page 676, Book 6436, page 389, said Register's Office.

Being the same property conveyed to Don M. Baker by deed from Richard Gabel, Executor under the Estate of Morine S. Gabel appearing as Instrument No. 20010118-0005244, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 4661, page 334, Book 4691, page 906, Book 6354, page 676, and ook 6436, page 389, and (3) All matters appearing on the Plan of record in Plat Book 4460, pages 136 and 137, said Register's Office.