BOX 58-B

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

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00.

Affiant

Subscribed and sworn to before me, this ~~16th~~ 15th day of MAY, 2002.

Notary Public

My Commission Expires: _____

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

First Title & Escrow Co., Inc.
FTEC File No. 18989

Davidson County DEEDWARR
Recvd: 05/20/02 15:19 2pgs
Fees:13.00 Taxes:4070.00

20020520-0061591

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Michael T. Baker 2314 Hampton Avenue Nashville, TN 37205	Same	MAP 117-06 PAR 54 FB 07DA 24065

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, DANNY J. HURWITZ AND WIFE, MILDRED A. HURWITZ ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHAEL T. BAKER AND WIFE, WENDY P. BAKER ("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 2314 Hampton Avenue, Nashville, Tennessee 37205.

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 16th day of MAY, 2002.

Danny J. Hurwitz by Starling Davis Attorney-In-Fact
DANNY J. HURWITZ, BY: STARLING DAVIS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

Mildred A. Hurwitz by Starling Davis Attorney-In-Fact
MILDRED A. HURWITZ, BY: STARLING DAVIS, ATTORNEY-IN-FACT PURSUANT TO A POWER OF ATTORNEY BEING PLACED OF RECORD IMMEDIATELY PRIOR HERETO

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STARLING DAVIS with whom I am personally acquainted, and who acknowledged that SHE executed the within instrument for the purposes therein contained, and who further acknowledged that SHE is the Attorney-in-Fact for said DANNY J. HURWITZ AND WIFE, MILDRED A. HURWITZ and is authorized by the said DANNY J. HURWITZ AND WIFE, MILDRED A. HURWITZ to execute this instrument on THEIR behalf.

Witness my hand, at Office, this 16th day of MAY, 2002.

My commission expires: _____

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land lying in Davidson County, Tennessee, being the easterly 60 feet of the northerly part of Lot 13, and the westerly 40 feet of the northerly part of Lot 14, on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, dated May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 850 feet west of the centerline of 23rd Avenue South; thence with the northerly margin of Hampton Avenue westerly 100 feet; thence northwardly and parallel to the dividing line between Lots 13 and 14, 344 feet, more or less, to the southerly line of Lot 7; thence with the southerly line of Lots Nos. 7 and 6, easterly 100 feet; thence southwardly 343.6 feet, more or less, to the point of beginning.

Being the same property conveyed to Danny J. Hurwitz and wife, Mildred A. Hurwitz by deed from William E. Troutt and wife, Carole P. Troutt of record in Book 11580, page 126, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantee; and (2) Easements of record in Book 4081, page 455, said Register's Office.