This Instrument Prepared by:
Susan R. Limor, Attorney at Law
A Professional Corporation
2814 Dogwood Place
Nashville, TN 37204

Davidson County DEEDWARR
Recvd: 07/03/02 13:02 8pgs
Fees:43.00 Taxes:29.60

20020703-0080306

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Patricia Ann Chilton and David E. Chilton 649 Roxanne Drive Antioch, TN 37013	Same	162-00-0 PARCEL 026-00

FOR AND IN CONSIDERATION *of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Gerald F. Baker, Lynette B. Woodard, Katrina L. Dollar, Camille B. Reasonover, Clairisa J. R. Triplett, Alisa Reasonover, Lori R. Collins, Martha E. Brogden Spining, John Baker Spining, William Parker Spining, Pattie B. Vernon and Eulalia B. Scott (hereinafter "Grantor") has this day bargained and sold, and does hereby transfer and convey unto the said Patricia Ann Chilton, Wife, and David E. Chilton, Husband, as Tenants by the Entirety with the Right of Survivorship (hereinafter "Grantee"), their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

This is improved property known as 2501 Antioch Pike, Antioch, Tennessee 37013, but such address is not part of the legal description of the Property. In the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD *said real estate, with the appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns forever, and Grantor covenants that they are lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds themselves, their heirs, successors and representatives, to warrant and forever defend the title to said real estate to said Grantee, their successors, heirs and assigns, against the lawful claims of all persons.

Katrina L. Dollar
Katrina L. Dollar

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, Gail D. Burch a Notary Public in and for this county and state, Katrina L. Dollar, the within named 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 on the 11th day of June, 2002.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/26/2005

Gerald F. Baker by Katrina L. Dollar, attorney in fact
Gerald F. Baker by:
Katrina L. Dollar, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 11th day of June, 2002, before me, Gail D. Burch, the undersigned officer, personally appeared Katrina L. Dollar, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Gerald F. Baker, and acknowledged that she executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/26/2005

Lynette B. Woodard by Katrina L. Dollar, attorney in fact
Lynette B. Woodard by:
Katrina L. Dollar, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVISON)

On this the 11th day of June, 2002, before me, Gail D. Burch, the undersigned officer, personally appeared Katrina L. Dollar, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Lynette B. Woodard, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/26/2005

Martha Elaine Brogden Spining

Martha Elaine Brogden Spining

STATE OF Missouri)
COUNTY OF St. Charles)

On this 13th *day of June, 2002, personally appeared before me, the undersigned,* Karen E Rice *a Notary Public in and for this county and state, Martha Elaine Brogden Spining, the within named 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.*

In witness whereof I hereunto set my hand and official seal.

Karen E Rice

NOTARY PUBLIC

My commission expires: 1-21-2006

KAREN E. RICE
Notary Public – Notary Seal
STATE OF MISSOURI
St. Charles County
My Commission Expires Jan. 21, 2006

Camille B. Reasonover

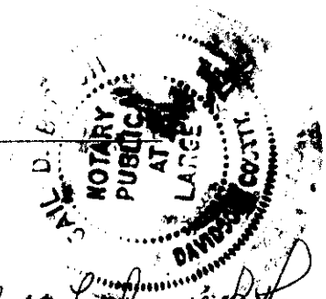
Camille B. Reasonover

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of June, 2002, personally appeared before me, the undersigned, Gail D. Burch, a Notary Public in and for this county and state, Camille B. Reasonover, the within named 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.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC



My commission expires: 11/26/2005

Clairisa J. R. Triplett by Camille B. Reasonover attorney in fact

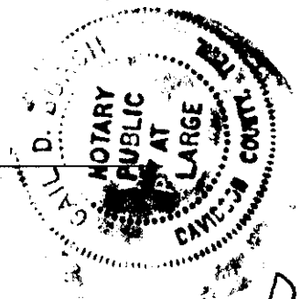
Clairisa J. R. Triplett by:
Camille B. Reasonover, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVISON)

On this the 14th day of June, 2002, before me, Gail D. Burch, the undersigned officer, personally appeared Camille B. Reasonover, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Risa Triplett, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC



My commission expires: 11/26/2005

Alisa Reasonover by Camille B. Reasonover attorney-in-fact

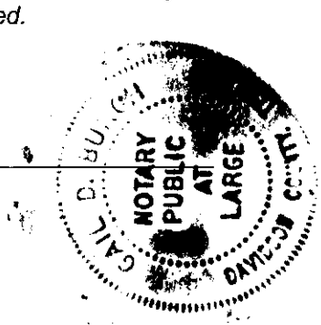
Alisa Reasonover by:
Camille B. Reasonover, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVISON)

On this the 14th day of June, 2002, before me, Gail D. Burch, the undersigned officer, personally appeared Camille B. Reasonover, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Alisa Reasonover, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC



My commission expires: 11/26/2005

Lori R. Collins by Camille B. Reasonover Attorney in Fact

Lori R. Collins by:
Camille B. Reasonover, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 14th *day of June, 2002, before me,* Gail D. Burch, *the undersigned officer, personally appeared Camille B. Reasonover, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for Lori R. Collins, and acknowledged that she executed the same as the act of her principal for the purposes therein contained.*

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC

GAIL D. BURCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 11/26/2005

John Baker Spining
by William P Spining,
attorney in fact

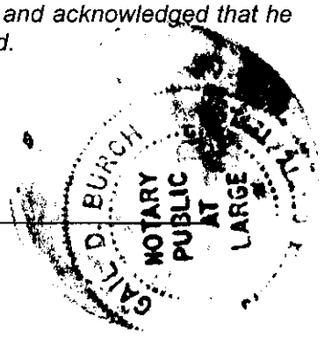
John Baker Spining by:
William Parker Spining, Attorney-in-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 14th *day of June, 2002, before me,* Gail D. Burch, *the undersigned officer, personally appeared William Parker Spining, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney in fact for John Baker Spining, and acknowledged that he executed the same as the act of his principal for the purposes therein contained.*

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC



My commission expires: 11/26/2005

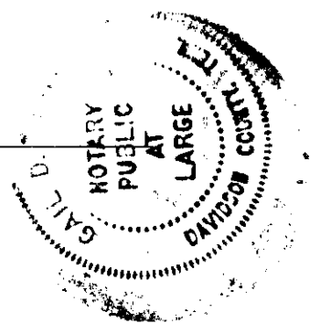
William Parker Spining
William Parker Spining

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th *day of June, 2002, personally appeared before me,* Gail D Burch, *the undersigned a Notary Public in and for this county and state, William Parker Spining, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.*

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC



My commission expires: 11/26/2005

Pattie B. Vernon

Pattie B. Vernon

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of June, 2002, personally appeared before me, Gail D. Burch, the undersigned a Notary Public in and for this county and state, Pattie B. Vernon, the within named 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.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/26/2005

NOTARY PUBLIC AT LARGE

Eulalia B. Scott

Eulalia B. Scott

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 14th day of June, 2002, personally appeared before me, Gail D. Burch, the undersigned a Notary Public in and for this county and state, Eulalia B. Scott, the within named 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.

In witness whereof I hereunto set my hand and official seal.

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/26/2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $8,000.00.

Subscribed and sworn to before me, this 14th day of June, 2002.

Eulalia B. Scott
AFFIANT

Gail D. Burch
NOTARY PUBLIC

My commission expires: 11/26/2005

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

EXHIBIT A

Situated in the second Civil District of said county on the north bank of Mill Creek, between the public bridge over said creek and the N. C. & St. L. Railroad, beginning the boundary line in the center of the Mill Creek Valley turnpike opposite the center of said bridge, and running with the center of said pike somewhat east of north towards the said railroad 244 feet to a stake; thence southwardly through the center of the spring 130 feet to the center of Mill Creek; thence down the center of said creek to the center of said bridge about 244 feet; thence northwardly about 130 feet to the beginning, containing 32,000 square feet, more or less, being the same land conveyed by George W. Wheeler, Trustee, to H. F. Baker and I. J. Baker by deed of record in Book 409, page 744, R. O. D. C. Tennessee, bearing date of June 25, 1908.

Being part of the property interests which were inherited by H. F. Baker, Eunice Baker Alexander, and Grace N. Baker, as heirs at law of A. J. Baker, deceased, and as provided by decree in the cause of H. F. Baker, et al, v. Paul Baker, No. 7206-1/2, County Court of Davidson County, Tennessee, and appearing in Minute Book 28, page 192, of said Court. The interest of Eunice Baker Alexander and Grace N. Baker were thereafter conveyed to H. F. Baker by deed of record in Book 2745, page 636, Register's Office for said County. The said H. F. Baker subsequently died, devising the subject property under the terms of his Will of record in Will Book 75, page 340, Office of the County Court Clerk of said County, as follows: to his widow, Clara M. Baker, a life estate, with remainder to the children – Elizabeth Baker, Pattie Baker, Eulalia Baker, and H. F. Baker, Jr.

The said Clara M. Baker having since died and Elizabeth Baker Spining died testate on January 29, 1967, and by her Will of record in Will Book 87, page 410, devised her property to Arthur Milton Spining, III, John Baker Spining, and William Parker Spining. The said Arthur Milton Spining, III, having since died testate, and by his Will, a certified copy of which is being recorded simultaneously herewith, devised his entire estate to Martha Elaine Brogden Spining. The said H. F. Baker, Jr., having since died testate on April 19, 1987, and by his Will of record in Will Book 158, page 679, devised his interest to Claire J. Baker, a ½ interest and ¼ interest each to Gerald F. Baker and Camille B. Reasonover. The said Claire J. Baker having since died testate on March 28, 1991, and by her Will of record in Will Book 174, page 506, devised her interest to Gerald F. Baker, a 16 2/3rd interest; Lynette B. Woodard; a 16 2/3rd interest; Katrina L. Baker, a 16 2/3rd interest; Camille B. Reasonover, a 12 ½ interest; Clairissa R. Triplett a 12 ½ interest; Alisa Lynn Reasonover a 12 ½ interest; and Lori Adele Reasonover a 12 ½ interest.

The said Pattie Baker is now known as Pattie Baker Vernon; the said Eulalia Baker is now known as Eulalia Baker Scott; the said Katrina L. Baker is now known as Katrina B. Dollar; and the said Lori Adele Reasonover is know known as Lori R. Collins.