Title Connection, Inc.
761 Old Hickory Blvd., #103
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
MUDTER & PATTERSON
ATTORNEYS-AT-LAW
2000 Richard Jones Rd., Suite 110
Nashville, Tennessee 37215

FILE: Box 9B
First Title and Escrow Company, Inc

FTEC No. 19366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $374,000.00

Affiant

Subscribed and sworn to before me, this 19th day of August, 2002.

Notary Public

My Commission Expires:

LORIE ANN BARTON NOTARY PUBLIC 7-30-03 AT LARGE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
STEVEN H. BROWN	BANKERS MORTGAGE COMPANY	131-9-B
100 Sheffield Court	5200 Maryland Way, Ste. 310	10.00
Nashville, TN 37215	Brentwood, TN 37027	

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, RICHARD L. BAKER AND WIFE, CONNIE W. BAKER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to STEVEN H. BROWN AND WIFE, OLGA BROWN, ("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 100 Sheffield Court, Nashville, Tennessee 37215.

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.

Wherever used, this singular shall include the plural, the plural and singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2002.

Davidson County DEEDWARR
Recvd: 08/21/02 13:31 2pgs
Fees:13.00 Taxes:1383.80
20020821-0101276

RICHARD L. BAKER

CONNIE W. BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RICHARD L. BAKER AND CONNIE W. BAKER, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2002.

My Commission Expires:

Notary Public

GERALD G. PATTERSON NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 10, together with the appurtenant interest in the common elements of Sheffield Condominiums, Phase II, a horizontal property regime established by Master Deed, of record in Book 5996, page 812, Register's Office for Davidson County, Tennessee and being located upon Lot No. 5 on the Plan of Sheffield Condominiums of record in Plat Book 5200, page 474, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard L. Baker and wife, Connie W. Baker by deed from William N. Dearborn and wife, Victoria W. Dearborn of record in Book 9780, page 878, said Register's Office.

This conveyance is made subject to: (1) 2002 Taxes, which have been prorated and assumed by the Grantees; (2) Restrictions of record in Book 5996, page 807, amended in Book 6010, page 663 and Book 5996, page 812; (3) Easements of record in Book 6229, page 481, and Book 4384, page 438; and (4) All matters appearing on the Plan of record in Plat Book 5200, apge 474, said Register's Office.