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. 19533

Davidson County DEEDWARR
Recvd: 10/24/02 10:27 2pgs
Fees:13.00 Taxes:1609.50

20021024-0130419

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $435,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of OCTOBER, 2002.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Mr. and Mrs. Albert C. Roach 3811 Estes Road Nashville, TN 37215	Bank of America 200 S. College Street Charlotte, NC 28255	MAP 116-12 PAR 92 FB 07DA 32515

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, MICHAEL T. BAKER AND WIFE, WENDY P. BAKER ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ALBERT C. ROACH AND WIFE, BETH L. ROACH ("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 3811 Estes Road, 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.

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 21st day of OCTOBER, 2002.

MICHAEL T. BAKER

WENDY P. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, MICHAEL T. BAKER AND WIFE, WENDY P. BAKER, 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, at office, this 21st day of OCTOBER, 2002.

My Commission Expires:

GEORGE E. MUDTER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires September 25, 2004

Notary Public

EXHIBIT "A"

Certain Tracts or Parcels of Land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE:

Land in Davidson County, Tennessee, being Lot No. 14 of Block "D" on the map of Woodmont Lane Homesites, of record in Book 1130, page 13, Register's Office for said County.

Said Lot No. 14 fronts 100 feet on the westerly side of Estes Avenue and runs back between parallel lines 155 feet to a dead line.

TRACT TWO:

Being the southerly 50 feet front of Lot No. 13, Block "D" on the map of Woodmont Lane Homesites, as of record in Book 1130, page 13, Register's Office for said County.

Said part of Lot No. 13 fronts on the westerly side of Estes Avenue and extends back 155 feet on the southerly line and 164 feet, more or less on the northerly line of the easterly margin of Lot No. 27 in said subdivision, measuring 48.3 feet thereon.

Being the same property conveyed to Michael T. Baker and wife, Wendy P. Baker by deed from Kenneth Thayman Lowry and wife, Diane Lawrence Lowry of record in Book 10712, page 390, said Register's Office.

This conveyance is made subject to (1) Water contract of record in Book 1071, page 420; and (2) All matters appearing on the Plan of record in Plat Book 1130, page 13, said Register's Office.