Instr:200001100003079 Page: 1 OF 2
REC'D FOR REC 01/10/2000 11:31:26AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $2171.90

THIS INSTRUMENT PREPARED BY: George E. Mudter, Jr., Esq. 2000 Richard Jones Road Suite 110 Nashville, Tennessee 37215 FILE: Box 9B First Title and Escrow Company, Inc. FTEC No. 16927	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $587,000.00 Elizabeth E. Cooney Affiant Subscribed and sworn to before me this 7th day of January, 2000 Notary Public My Commission Expires: 4/29/03

WARRANTY DEED

Address New Owner(s):	Send Tax Bills to	Tax Information
ELIZABETH E. COONEY	SAME	Map 117-06
3426 Woodmont Boulevard		Parcel 103
Nashville, Tennessee 37215		FB# 07DA 10545

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, JAMES G. BAKER, III AND WIFE, VALERIE ANN BAKER, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to ELIZABETH E. COONEY, ("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 3426 Woodmont Boulevard, 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 7th day of January, 2000.

JAMES G. BAKER, III

Valerie Ann Baker

VALERIE ANN BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES G. BAKER, III AND VALERIE ANN 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 7th day of January, 2000.

My Commission Expires: 4/29/03

Notary Public

EXHIBIT "A"

Land in Davidson County, Tennessee, being the easterly 60 feet of Lot No. 30 and the westerly 50 feet of Lot No. 31, on the Plat of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete, Boulevard, at a point 1450 feet west of the center line of 23rd Avenue South; thence with the northerly margin of said Boulevard westwardly 110 feet; thence northwardly and parallel with the line between said Lots Nos. 30 and 31, 371 feet, more or less, to the southerly line of Lot No. 28; thence eastwardly with the southerly line of Lots Nos. 28 and 27, 110 feet; thence southwardly 370.8 feet, more or less, to the beginning.

Being the same property conveyed to James G. Baker, III and wife, Valerie Ann Baker, by deed from Corey M. Slovis and wife, bonnie S. Slovis, of record in Book 9874, page 532, said Register's Office.