(1)

Box 36
(pbw)

THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Instr:20000516004928B Page: 1 OF 3
REC'D FOR REC 05/16/2000 1:42:34PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $318.20

WARRANTY DEED

Name and Address of New Owner:
John Matthew Yuill
7309 Weston Way Drive
Nashville, Tennessee 37221

Send Tax Bills To:
SunTrust Mortgage, Inc.
P.O. Box 57028
Irvine, California 92619-7028

Street Address of Subject Property:
7309 Weston Way Drive
Nashville, Tennessee 37221

Map-Parcel No:
Map 142-10-A
Parcel 5.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **TOBY BRIAN BAKER AND WIFE, ANDREA LYNN BAKER,** hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **JOHN MATTHEW YUILL,** hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 3A of Weston Way Condominiums, Phase II, as amended, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 5935, page 676, as amended in Book 6730, page 577, Book 7517, page 115, Book 7517, page 131, and Book 8560, page 34, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is made to the plat of Weston Way Condominiums, as shown on Exhibit "C" to the Amendment to the Master Deed for Horizontal Property Regime Weston Way, Phase II, and Addition of New Units of record in Book 6370, page 577, in said Register's Office, for a more complete identification and description of such Unit.
>
> Being the same property conveyed to Toby Brian Baker and wife, Andrea Lynn Baker, by Deed from William F. Lee, unmarried, of record in Book 10389, page 491, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. Master Deed with By-Laws appended thereto of record in Book 5935, page 676, as amended in Book 6730, page 577, Book 7517, page 115, Book 7517, page 131 and Book 8560, page 34, Register's Office for Davidson County, Tennessee;

3. All matters shown on the plat attached as Exhibit "C" to Amendment to master Deed for Horizontal Property Regime, Weston Way, Phase II and Addition to New Units of record in Book 6370, page, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 15th day of May, 2000.

Toby Brian Baker

TOBY BRIAN BAKER

Andrea Lynn Baker

ANDREA LYNN BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2000, before me personally appeared Toby Brian Baker and Andrea Lynn Baker, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

J. Michael Morgan

Notary Public

My Commission Expires:_____

NOTARY PUBLIC AT LARGE

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $86,000.00.

Affiant

Subscribed and sworn to before me, this the 15TH day of May, 2000.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE

AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001
STATE OF TENNESSEE