Davidson County DEEDWARR
Recvd: 01/26/01 12:10 2pgs
Fees:11.00 Taxes:468.79
20010126-0007972

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. 17695

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $126,700.00.

Michelle Petrin
Affiant

Subscribed and sworn to before me, this 24th day of JANUARY, 2001.

Beth M. Brock
Notary Public
My Commission Expires: 6/4/2001

NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ms. Michelle Petrin	First Horizon Home Loan Corp.	MAP 117-3-A
3000 Hillsboro Road, #36	P.O. Box 19664	PAR 36.00 CO
Nashville, Tennessee 37215	Irvine, Ca 92623-9664	FB 07DA 75134

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, TODD BAKER, UNMARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to MICHELLE PETRIN, UNMARRIED ("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 3000 Hillsboro Road, #36, 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 23rd day of JANUARY, 2001.

Todd Baker
TODD BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, TODD BAKER, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of JANUARY, 2001.

My Commission Expires: 6/4/2001

Beth M. Brock
Notary Public

BETH M. BROCK NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 36 on the Plan of Versailles Condominium Apartments of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Versailles Townhomes Homeowner's Association, a horizontal property regime established by Master Deed of record in Book 5168, page 944 amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, Book 7770, page 955 and Book 8434, page 719, said Register's Office.

Being the same property conveyed to Todd Baker and wife, June B. Baker by deed from Ruby P. Treadway, a widow of record in Book 6771, page 493, said Register's Office. June B. Baker has since died.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantor; (2) Charter of record in Book 5179, page 858; (3) Restrictions of record in Book 5168, page 944, amended in Book 5589, page 367, Book 5659, page 641, re-recorded in Book 5667, page 375, Book 7770, page 955 and in Book 8434, page 719; (4) Easements of record in Book 4240, page 209, Book 3531, page 592 and Book 4158, page 34; and (4) All matters appearing on the Plan of record in Plat Book 5050, page 80, corrected in Book 5171, page 153, said Register's Office.