B0436

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 17792**	STATE OF TENNESSEE: COUNTY OF Davidson: The actual consideration or value, whichever is greater, for this transfer is: $205,000.00. Affiant Subscribed and sworn to before me, this 16th day of March, 2001. 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: WILLIS FAMILY HOLDINGS, LLC 338 Ardsley Place Nashville, Tennessee 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP 131-J-C PAR 338.00CO FB 7DA92334

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, KEVIN J. BAKER, MARRIED ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to WILLIS FAMILY HOLDINGS, LLC, A SOUTH CAROLINA LIMITED LIABILITY COMPANY ("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 338 Ardsley Place, Nashville, Tennessee 37215 and was not the marital residence of the grantor.

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 16th day of March, 2001.

KEVIN J. BAKER

Davidson County DEEDWARR
Recvd: 03/16/01 14:43 2pgs
Fees:11.00 Taxes:758.50

20010316-0025497

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, KEVIN J. BAKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office this 16th day of March, 2001.

Notary Public

My Commission Expires

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

My Commission Expires September 25, 2004

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 338, together with the appurtenant interest in the common elements of The Hillsborough Condominiums, a horizontal property regime established by Master Deed, of record in Book 6822, page 721, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 1 on the Plan of The Hillsborough of record in Plat Book 6250, page 699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin J. Baker by deed from Elizabeth Berryman, a single woman, of record in Book 10822, page 198, said Register's Office.

This conveyance is made subject to: (1) 2001 Taxes, which have been prorated and assumed by the Grantee; (2) Restrictions of record in Book 6566, page 4, Book 6674, page 583, Book 6822, page 721; (3) Easements of record in Book 4161, page 814, Book 6229, page 484, Book 4377, page 710, Book 4403, page 627; (4) Amendment to Charter of record in Book 7925, page 64, Book 8350, page 426; (5) Storm water detention agreement of record in Book 6702, page 330; and (5) All matters appearing on the Plan of record in Plat Book 6250, page 699, said Register's Office.