PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (st) Title No: 42633
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 07/12/01 10:19 2pgs
Fees:13.00 Taxes:806.60
20010712-0074232

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
William G. Baker, Jr. Mary K. Kohles-Baker 119 39th Avenue North Nashville, TN 37209	Bank of America, N.A. 2059 Northlake Parkway Tucker, GA 30084

TAX MAP-PARCEL NUMBERS: 104-01-285

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 218,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sean Christopher Coleman and spouse, Kathryn Mott Coleman,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **William G. Baker, Jr. and spouse, Mary K. Kohles-Baker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 62 on the Plan of Part of West Grove Subdivision of record in Book 421, Page 87, Register's Office for said County.

Said Lot No. 62 fronts 50 feet on the westerly margin of 39th Avenue North and extends back 160 feet between parallel lines to an alley.

Being the same property conveyed to Sean Christopher Coleman and spouse Kathryn Mott Coleman by deed from Charles J. Mullett and spouse, E. Lee Stephens Mullett of record in Book 10036, Page 101, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction..

Above described conveyance is subject to; Taxes for the year 2001 and subsequent years; All matters shown on the Plan of record in Book 421, Page 87, said Register's Office.

This is improved property, known as: 119 39th Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 29th day of June, 2001.

Sean Christopher Coleman

Kathryn Mott Coleman

State of Tennessee
County of Davidson

On this 29th day of June, 2001, before me the undersigned authority, personally appeared **Sean Christopher Coleman** and **Kathryn Mott Coleman**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public

State of Tennessee
County of Davidson

A F F I D A V I T

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 218,000.00

Affiant

Sworn and subscribed before me on the 29th day of June, 2001.

My Commission Expires: _____

CHRISTY WILKINS IVEY NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires 7/26/2003

Notary Public