Davidson County DEEDWARR
Recvd: 05/06/02 16:12 2pgs
Fees:13.00 Taxes:625.30
20020506-0055617

This Instrument Prepared By:
Kathryn H. Pennington
Suite 1050 American Center
3100 West End Avenue
Nashville, TN 37203

NEW OWNER	SEND TAX BILL	MAP-PARCEL NO.
Nathaniel Koenig and wife, Deborah Koenig 6921 River Ridge Drive Nashville, TN 37221	SAME	Map 141-15-C Parcel 17

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Michael Baker and wife, Carla K. Baker ("Grantors"), have bargained and sold, and by these presents do transfer and convey to Nathaniel Koenig and wife, Deborah Koenig ("Grantees"), their heirs, successors, and assigns, certain real estate (the "Property") in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 193 on the Plan of Rolling River Estates, Phase 6, as of record in Book 5800, page 34, Register's Office for said County.

Said Lot No. 193, which is a corner lot, fronts 169.58 feet on the southwesterly margin of River Ridge Drive and fronts 80.91 feet on the southeasterly margin of Creek View Ct., said frontages being joined by a curve having a length of 39.27 feet, and extends back 126.32 feet on the southwesterly line and 55.85 feet on the southerly line to a point of intersection.

Being the same property conveyed to Michael Baker and wife, Carla K. Baker by deed from Laura E. Zimmerman of record in Book 9687, page 428, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their heirs, successors and assigns, forever.

The Grantors covenant with the Grantees that Grantors are lawfully seized and possessed of the said Property in fee simple; that Grantors have a good right to convey the Property; and that the Property is unencumbered, except as follows:

(1) 2002 Davidson County taxes, a lien not yet due and payable which have been prorated at closing and are hereby assumed by Grantees.

(2) Restrictions of record in Book 5959, page 134, Register's Office for Davidson County, Tennessee.

(3) Rights of others in and to the common areas/elements.

(4) Lien for special assessments contained in the Declaration of Covenants, Conditions and Restrictions.

(5) Restrictive covenants of record in Book 4892, page 689, and as supplemented by Book 5855, page 605, Register's Office for Davidson County, Tennessee.

(6) The Plan of record in Book 5800, page 34, Register's Office for Davidson County, Tennessee, shows an owner's certificate, a 20-foot minimum building setback line from River Ridge Drive, a 30-foot setback line from Creek View Court, and a 10-foot easement for public utilities and drainage along the southeasterly and southwesterly line of said lot.

(7) Easement for overhang along a portion of northwesterly line fronting Creek View Court as shown on said Plan.

(8) Charter Amendment of record in Book 8276, page 552, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as 6921 River Ridge Drive, Nashville, Davidson County, Tennessee.

The Grantors further covenant to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 3rd day of May, 2002.

Michael Baker

Carla K. Baker

By: Michael Baker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, of the said county and state, Michael Baker, the within named bargainor, 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 3rd day of May, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael Baker , with whom I am personally acquainted, and who acknowledge that he executed the within instrument for the purposes therein contained, and who further acknowledge that he is the ATTORNEY-IN-FACT of Carla K. Baker, and is authorized by her to execute this instrument on behalf of her.

WITNESS my hand, at office, this 3rd day of May, 2002.

Notary Public

My Commission Expires: 3/25/06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $169,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of May, 2002.

Notary Public

My Commission Expires: 3/25/06

Koenig/deed