THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **File Box 9B:** **First Title & Escrow Co., Inc.** **FTEC File No. 20953**	STATE OF TENNESSEE: COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $138,500.00 Affiant Subscribed and sworn to before me, this 25th day of June, 2003. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 29, 2003

Davidson County DEEDWARR
Recvd: 07/02/03 16:06 3pgs
Fees:18.00 Taxes:512.45

20030702-0091912

WARRANTY DEED

Address New Owner: Anita J. Woltering 8207 Sawyer Brown Road Nashville, TN 37221	**Send Tax Bills To:** NEW OWNER	**Tax Information:** MAP Map 142-1-A PAR Parcel 73 FB

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, Galt Marion John Baker, Clark Ralph Gordon Baker, Brock William Frost Baker, Deborah Baker Rudisill, Todd Webb Fraser Baker, Susan Baker MacRae, and Joe Baker Gaskin, devisees under the last Will and Testament of Don M. Baker ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Anita J. Woltering ("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 8207 Sawyer Brown Road, Nashville, Tennessee 37221.

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 25th day of June, 2003.

Galt Marion John Baker
by Brock Baker, Attorney-in-Fact
Galt Marion John Baker
By Brock Baker, Attorney-in-Fact

Clark Ralph Gordon Baker
by Brock Baker, Attorney-in-Fact
Clark Ralph Gordon Baker
By Brock Baker, Attorney-in-Fact

Brock William Frost Baker
Brock William Frost Baker

Deborah Baker Rudisill
by Brock Baker, Attorney-in-Fact
Deborah Baker Rudisill
By Brock Baker, Attorney-in-Fact

Todd Webb Fraser Baker
by Brock Baker, Attorney-in-Fact
Todd Webb Fraser Baker
By Brock Baker, Attorney-in-Fact

Susan Baker MacRae
by Brock Baker, Attorney-in-Fact
Susan Baker MacRae
By Brock Baker, Attorney-in-Fact

Joe Baker Gaskin
by Brock Baker, Attorney-in-Fact
Joe Baker Gaskin
By Brock Baker, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 25th day of June, 2003.

My Commission Expires: _____ Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

STATE OF TENNESSE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Brock Baker, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for the said Galt Marion John Baker, Clark Ralph Gordon Baker, Deborah Baker Rudisill, Todd Webb Fraser Baker, Susan Baker MacRae and Joe Baker Gaskin, and is authorized by the said Colt Marion John Baker, Clark Ralph Gordon Baker, Deborah Baker Rudisill, Todd Webb Fraser Baker, Susan Baker MacRae and Joe Baker Gaskin to execute this instrument on their behalf.

Witness my hand, at Office, this 25th day of June, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 29, 2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. L-1 together with carport Designated No. L-1-C on the Plan of Section 1 River Plantation Condominium Apartments of record in Plat Book 4460, page 59, 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 River Plantation (Section One), a horizontal property regime established by Master Deed of record in Book 4562, page 474, said Register's Office.

Being the same property conveyed to Don M. Baker by deed dated March 27, 2002 from Lynn R. Nixon, married of record in Instrument No. 20020328-0038401, Register's Office for Davidson County, Tennessee. Don M. Baker has since died and devised said property to Galt Marion John Baker, Clark Ralph Gordon Baker, Brock William Frost Baker, Deborah Baker Rudisill, Todd Webb Fraser Baker, Susan Baker McRae, and Joe Baker Gaskin by Will of record in Volume #5039, page 1006699, Probate Court for Davidson County, Tennesee.

This conveyance is made subject to: (1) 2003 Taxes, which have been prorated and assumed by the Grantee; and (2) Restrictions of record in Book 4562, page 474, said Register's Office.