THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21884-10-2003** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $266,000.00. Affiant Subscribed and sworn to before me, 13th day of November, 2003. Notary Public My Commission Expires: NOTARY PUBLIC AT LARGE GEORGE E. MUDTER, JR. DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 25, 2004

WARRANTY DEED

Address New Owner: Jane Burkhart, Trustee 100 Westminster Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map No.129-08 Parcel No. 100.00 CO

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, **Charles F. Baker and wife, Mary R. Baker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jane Burkhart, Trustee of the Burkhart Living Trust U/A/D June 17, 1997** ("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 100 Westminster Place, Nashville, TN, 37205

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 the 13th day of November, 2003.

Charles F. Baker

Mary R. Baker

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 13th day of November, 2003.

Notary Public

My Commission Expires:

NOTARY PUBLIC AT LARGE
GEORGE E. MUDTER, JR.
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 25, 2004

Davidson County DEEDWARR
Recvd: 11/20/03 14:16 2pgs
Fees:13.00 Taxes:984.20

20031120-0169526

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of Westminster Place, a horizontal property regime established by Master Deed, of record in Book 7188, page 659 amended in Book 7464, page 270, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of A Subdivision Plat of Part of Lot 12 West Meade Farms of record in Plat Book 6250, page 887, amended in Book 6863, page 253, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles F. Baker and wife, Mary R. Baker by deed dated February 28, 1994 from Carol Ann Turner, married of record in Book 9268, page 856, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1) 2003 City/County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Charter of Incorporation of Westminster Place Homeowners Association, Inc. of record in Book 7213, page 26, Register's Office for Davidson County, Tennessee;
3) Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed for Westminster Place, of record in Book 7188, page 659 amended in Book 7464, page 270, Register's Office for Davidson County, Tennessee;
4) All matters appearing on the Plan of record in Plat Book 6250, page 887, amended in Book 6863, page 253, Register's Office for Davidson County, Tennessee.