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. 21972-10-2003** File	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $255,000.00. Wendy Davis Affiant Subscribed and sworn to before me this 25th day of November, 2003. Notary Public My Commission Expires:

Davidson County DEEDWARR
Recvd: 12/05/03 16:20 3pgs
Fees:18.00 Taxes:943.50

20031205-0175414

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Erik D. Davis Wendy G. Davis 4415 Belmont Park Terrace Nashville, TN 37215	Countrywide Home Loans, Inc. P.O. Box 10212 Van Nuys, CA 91410	Map No.131.07 Parcel No. 175.00

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, **Susan Baker MacRae and Deborah Baker Rudisill and Clark Ralph Gordon Baker and Brock William Frost Baker and Todd Webb Fraser Baker and Galt Marion John Baker as devisees under the Last Will and Testament of Alvin Broome Todd Baker**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Erik D. Davis and wife, Wendy G. Davis** ("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 4415 Belmont Park Terrace, Nashville, TN, 37215

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 25th day of November, 2003.

Susan Baker MacRae
By Brock Baker,
Attorney in Fact

Susan Baker MacRae, By: Brock Baker, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Deborah Baker Rudisill,
By Brock Baker,
Attorney in Fact

Deborah Baker Rudisill, By: Brock Baker, Attorney-in-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Clark Ralph Gordon Baker
by Brock Baker,
Attorney in Fact

Clark Ralph Gordon Baker, By: Brock Baker, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Brock William Frost Baker

Brock William Frost Baker

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

Todd Webb Fraser Baker, By: Brock Baker, Attorney-In-Fact pursuant to a power of attorney being placed of record immediately prior hereto

Galt Marion John Baker
By Brock Baker
Attorney in Fact

Galt Marion John Baker, By: Brock Baker, Attorney-in-Fact pursuant to a power of attorney being placed of record immediately prior hereto

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for 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 SUSAN BAKER MACRAE and is authorized by the said SUSAN BAKER MACRAE to execute this instrument on HER behalf.

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

My commission expires:

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Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for 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 DEBORAH BAKER RUDISILL and is authorized by the said DEBORAH BAKER RUDISILL to execute this instrument on HER behalf.

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

My commission expires:

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Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for 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 CLARK RALPH GORDON BAKER and is authorized by the said CLARK RALPH GORDON BAKER to execute this instrument on HIS behalf.

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

My commission expires:

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Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BROCK WILLIAM FROST BAKER, with whom I am personally acquainted, and who acknowledged that HE executed the within instrument for the purposes therein contained.

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

My commission expires:

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Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TODD 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 TODD WEBB FRASER BAKER and is authorized by the said TODD WEBB FRASER BAKER to execute this instrument on HIS behalf.

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

My commission expires:

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Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for 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 and is authorized by the said GALT MARION JOHN BAKER to execute this instrument on HIS behalf.

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

My commission expires:

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Notary Public

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1B on the Plan of Zone Lot Division 1 Gilbert Place as of record in Plat Book 6050, page 117, amended in Plat Book 6900, page 914, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Todd Baker by deed dated November 10, 1999 from Harold Krane and spouse, Ellen I. Krane of record in Book 11739, page 619, Register's Office for Davidson County, Tennessee. Todd Baker has since died and devised said property to Susan Baker MacRae, Deborah Baker Rudisill, Clark Ralph Gordon Baker, Brock William Frost Baker, Todd Webb Fraser Baker and Galt Marion John Baker by will of record in Will Book Volume 5498-1257010, Probate Court 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) Restrictive covenants contained in an instrument of record in Plat Book 6900, page 914, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3) All matters appearing on the Plan of record in Plat Book 6050, page 117, amended in Plat Book 6900, page 914, Register's Office for Davidson County, Tennessee.