RECORD & RETURN TO:
Prestige Title, LLC
1800 Mallory Lane
Suite A
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 01/12/04 11:35 2pgs
Fees:13.00 Taxes:632.70

20040112-0004528

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $171,000.00

Marisa Baker
Affiant

Subscribed and sworn to before me, this 8th DAY OF January, 2004.

Shelby V. Street
Notary Public

MY COMMISSION EXPIRES: 11-13-07
(AFFIX SEAL)

SHELBY V. STREET NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

WARRANTY DEED

P-RA-03-8125

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1800 Mallory Lane, Ste. A
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stanley Baker	New Owner	
8125 Charlotte Pike (ADDRESS)	(NAME) (ADDRESS)	127-62.00
Nashville, Tennessee 37221 (CITY) (STATE) (ZP)	(CITY) (STATE) (ZP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we DON A. LATTIG, AND WIFE, MARLENE E. HALL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto STANLEY BAKER AND WIFE, MARISA BAKER, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A parcel of land in the 9th Civil district of Davidson County, Tennesee on the southerly side of U.S. Highway No 70 North and being a portion of a twelve acre tract of record in Book 2032, page 628, Register's Office for Davidson County.

Beginning at a stake, the northwest corner of the Thomas Gaddes land in the south margin of the highway and easterly margin of a right of way to the Boenstein property; thence with the easterly margin of said right of way South 28 degrees 50 minutes east 501.5 feet to a stake; thence with Boenstein's lien north 59 degrees E 174 feet to an iron stake; thence north 28 degrees 50 minutes west 515 feet to an iron stake in southern boundary of the highway; thence with southerly margin of the highway as follows, south 55 degrees 30 minutes west 117.5 feet south 55 degrees 30 minutes west 57 feet to the point of beginning containing two acres more or less.

Being the same property conveyed to Don A. Lattig by Deed from Lester Coleman Littleton and wife, Martha Littleton, dated 12/1/93, of record in Book 9180, page 212, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Marlene E. Hall joins in this conveyance for the sole purpose of conveying any and all marital interest she may have in the subject property as the spouse of Don A. Lattig.

unimproved ( )
This is improved (X) property, known as 8125 Charlotte Pike, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 8th day of January, 2004.

Don A. Lattig

Marlene E. Hall
by: Don A. Lattig
attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Shelby V. Street, a Notary Public in and for said County and State, the within named Don A. Lattig , married , the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of January, 2004.

My Commission Expires: 1/26/05

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 8th day of January, 2004, before me personally appeared **Don L. Lattig** to me known (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of **Marlene E. Hall** and acknowledged that he executed the same as her free act and deed by virtue of that Specific Power of Attorney recorded in Instrument# 20040112-0004527 in the Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 8th day of January, 2004.

NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires: 1/26/05

RETURN TO:
PRESTIGE TITLE, LLC
1800 MALLORY LANE, STE. A
BRENTWOOD, TN 37027
615-515-6800