Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $102,500.00.

Affiant

Subscribed and sworn before me this the 3rd of March, 2004.

Notary Public
My commission expires:

MARK WAYNE BELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires November 27, 2004

Davidson County DEEDWARR
Recvd: 03/04/04 16:04 2pgs
Fees:13.00 Taxes:379.25
20040304-0025062

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Gordon Baker	Fifth Third Mortgage Company	Map-Par. 91-6-318
5411 Kentucky Avenue	810 Crescent Centre Dr. Ste. 160	
Nashville, TN 37209	Franklin, TN 37067	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Stephen F. Dunn and Gauis Hill, as Tenants In Common, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Gordon Baker and wife Julia Baker, as Tenants by the Entirety, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1318, 1320, 1322 and 1324 of Block No. 182, as shown on the map entitled Plan No. 1 West Nashville, of record in Plat Book 57, page(s) 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to STEPHEN F. DUNN AND GAUIS HILL, AS TENANTS IN COMMON, by deed from Jewell Clark Crandall and Jane Clark Williams Robinson, dated May 25, 2000, of record as Instrument No. 20000612-0058342, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS 5411 Kentucky Avenue, Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 3rd of March, 2004.

Stephen F. Dunn

Gauis Hill

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephen F. Dunn and Gauis Hill, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd of March, 2004.

My commission expires:

Notary Public

MARK WAYNE BELL
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN
My Commission Expires November 27, 2004