STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 9th day of July, 2004.

Notary Public

My Commission Expires: 11/2/05

THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.
My Commission Expires 11/02/05

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/14/04 12:59 2pgs
Fees:13.00 Taxes:925.00
20040714-0083900

ADDRESS NEW OWNER(S) AS FOLLOWS:
Leon Ruben and Sandi Ruben
313 Harpeth View Circle
Nashville, Tennessee 37221

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
156-01-0-B-025

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gary D. Baker and wife, Laura B. Baker** hereinafter referred to as Grantors, hereby transfers and conveys to **Leon Ruben and wife, Sandi Ruben** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Being Lot No. 25 on the Plan of Harpeth View Subdivision, of record in Plat Book 6900, page319, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Gary D. Baker and wife, Laura B. Baker by warranty deed from Morris Eshaghpour Contracting Corp. of record in Book 7955, page 597, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 6900, Page 319, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 7112, Page 351, as amended in Book 7242, page 537, Book 10940, page 605, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 7112, Page 350, as amended in Book 7242, page 546, Book 10940, page 619, Register's Office for Davidson County, Tennessee.

Charter of record in Book 7306, Page 411, as amended in Book 10940, page 614, Register's Office for Davidson County, Tennessee.

Sewer Line Easement of record in Book 6970, Page 275-285, Register's Office for Davidson County, Tennessee.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 313 Harpeth View Circle, Nashville, Tennessee 37221.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 9th day of July, 2004.

Gary D. Baker

Laura B. Baker
by Gary D. Baker
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary D. Baker with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2004.

Notary Public

My Commission Expires: 11/2/06

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, GARY D. BAKER, with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of LAURA B. BAKER, and is authorized by LAURA B. BAKER to execute this instrument on behalf of LAURA B. BAKER.

Witness my hand, this 9TH day of JULY, 2004.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL Notary Public At Large WILLIAMSON COUNTY, TN