This instrument prepared by:
Brenda Lehman, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-523587**

Davidson County DEEDWARR
Recvd: 09/08/04 10:43 3pgs
Fees:18.00 Taxes:555.00
20040908-0108384

WARRANTY DEED

THIS INDENTURE, made and entered into this **Third day of August, 2004**, by and between **The Estate of Barry M. Sharber**, parties of the first part, and **Tom Baker**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Unit 302, AUTUMN CHASE Condominiums,as shown on plat of record in Plat Book 6900, page 609 and as established under Master Deed of record in Book 7718, Page 418, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit, together with an undivided interest in the common elements as shown on said master deed.

Being the same property conveyed to Barry Montiel Sharber by deed from HM Properties, Inc., recorded October 25, 1989 and recorded in Book 7967, page 470, Register's Office for Davidson County, Tennessee. The said Barry M. Sharber and Barry Montiel Sharber are one and the same person. The said Barry Montiel Sharber having since died testate. Michael R. Sharber was appointed as Executor of the Last Will and Testament of Barry M. Sharber under docket 04P752 Probate Court Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **84-4-A-302.00**
XX Improved OR
Unimproved property located at: **302 Autumn Chase, Nashville, Tennessee 37214**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

523587

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

The Estate of Barry M. Sharber

Michael R. Sharber Exec.

By: Michael R. Sharber, Executor

STATE OF New Mexico

COUNTY OF Santa Fe

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael R. Sharber, Executor of The Estate of Barry M. Sharber** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as free Act and Deed.

Witness my hand and Notarial Seal this 26th **day of August, 2004.**

Patricia A. Perrault

Notary Public

My Commission Expires: 3/23/05

NOTARY PUBLIC PATRICIA A. PERRAULT STATE OF NEW MEXICO

****

Owner's Name: **Tom Baker**

and Address: **302 Autumn Chase**
Nashville, TN 37214

Mail tax bills to, (Person or Agency responsible for payment of taxes)

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$150,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Michael R. Shaffer EXEC
Affiant

Subscribed and sworn to before me this 26th **day of August, 2004.**

Patricia A Perrault
Notary Public

My Commission Expires: 3/23/05

