WARRANTY DEED

For and in Consideration of the sum of TEN ($10.00) **Dollars,**

cash in hand paid, the receipt of which is hereby expressly acknowledged.

Davidson County DEEDWARR
Recvd: 09/17/04 12:12 2pgs
Fees:12.00 Taxes:0.00

20040917-0112185

I, Karen R. Fletcher

have bargained and sold, and by these presents do transfer and convey unto the said

David B. Baker and ~~his~~ wife, Karen R. Fletcher **heirs and assigns, certain tract**

or parcel of land in Davidson **County, State of Tennessee, as follows:**

Land in Davidson County, Tennessee being Lot No. 13 on the Unregistered Map of Belmont Land Company's Subdivision, of Lots Nos. 63 and 64, in O. B. Hayes Rokeby Addition and other property.
According to a blue print of said unregistered Map said Lot No. 13 fronts 50 feet on the easterly side of 15th Avenue South, formerly Washington Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Barbara Jean Jones by Executors Deed from Carl Adams, Executor, or record in Book 8164, page 899, Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Will Book 169, page 516, said Register's Office.

This convevance is subject to any and all existing restrictions and easements of record.

For source of title, see Deed Book 8596, page 760, Register's Office of Davidson County, Tennessee. Being Map 105-9 #10.

The purpose of this conveyance is to add David B. Baker to this Deed and create a Tenancy by the Entirety.

Property Address: 1810 15th Avenue South, Nashville, TN 37212

Owner's Address and person(s) responsible for taxes: Karen R. Fletcher
et vir David B.Baker
2104 Dunmire Hollow Rd.
Waynesboro TN 38485

Being the same property
Conveyed to Karen R. Fletcher
by deed of record book 8590
page 760.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interests thereto belonging, to the said David B. Baker and his

heirs and assigns, forever. And I **do covenant with the said** David B. Baker

that I am **lawfully seized and possessed of said land in Fee Simple, have a good right to convey it, and the same is unincumbered.**

And I **do further convenant and bind** myself and my

heirs and representatives, to warrant and forever defend the title to said land to the said David B. Baker, his

heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my **Hand this** 15th **day of** September, 2004.

Karen R Fletcher

(If needed, use blank space below for continued description or, Notary Public Acknowledgement.)

Preparer of this instrument was provided all information by the parties and makes no representations concerning the accuracy of such information in relation to the real property conveyed herein.

(ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC)

State of TN, County of WAYNE. On this 15th day of SEPTEMBER, 20 04 before me personally appeared KAREN R. FLETCHER to me known to be the person described in and who acknowledged that SHE executed the foregoing instrument, and acknowledged that SHE executed the same as HER free act and deed and for the purposes therein contained and expressed. The Date My Commission Expires 7-20-05 Witness my hand and official seal at the City or Town of WAYNESBORO in the State of TENNESSEE

(Seal) BARBARA J. ROBINSON NOTARY PUBLIC AT LARGE WAYNE COUNTY, TN

Barbara J Robinson
Notary Public

(ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC)

State of _____, County of _____. On this _____ day of _____, 20_____ before me personally appeared

to be known to be the person described in and who acknowledged that executed the foregoing instrument, and acknowledged that executed the same as free act and deed and for the purposes therein contained and expressed. The Date My Commission Expires _____ Witness my hand and official seal at the City or Town of _____ in the State of _____

(Seal) _____
Notary Public

State of Tennessee, County of Davidson Register's Office, _____, 20_____.

I, _____, Register of said County, do certify that the foregoing Deed and Certificate are registered in said office, in Deed Book No. _____, page _____; that they were received _____, 20_____, at _____ o'clock _____ M. and entered in Note Book _____, page _____.

_____
Register

WARRANTY DEED

FROM
KAREN R. FLETCHER

TO
KAREN R. FLETCHER ET VIR DAVID B. BAKER

State Tax . . $_____
Clerk's Fee . . $_____
Total . . $_____
Paid this _____ day of _____, 20_____

By: _____

STATE OF TENNESSEE
COUNTY REGISTER'S OFFICE
DAVIDSON
Received for record _____ day of _____, A.D. 20_____
at _____ o'clock _____ M. Noted in Note Book _____ Page _____ and record-ed in Deed Book No. _____ Page _____

Recording Fee Paid . . $_____
Document Stamp Paid . . $_____
Total Paid . . $_____
Witness my hand _____

THIS INSTRUMENT PREPARED BY:
ROBERT W. FREEMON, ATTY.
WAYNESBORO, TENN.