STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $345,000.00

Virginia T. Baka
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 15th day of September, 2004.

Notary Public

My Commission Expires: 11/2/05

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

WARRANTY DEED

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

Davidson County DEEDWARR
Recvd: 09/17/04 14:02 3pgs
Fees:18.00 Taxes:1276.50
20040917-0112296

ADDRESS NEW OWNER(S) AS FOLLOWS:
David W. Baka and Virginia T. Baka
~~4205 A Kirtland Road~~ 212 Hedge Road
~~Nashville, Tennessee 37215~~ Menlo Park, CA. 94025

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
131-2-F-4

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, **H. Preston Ingram and wife, Elizabeth Ingram** hereinafter referred to as Grantors, hereby transfers and conveys to **David W. Baka and wife, Virginia T. Baka, Trustees for the Baka Family Living Trust** 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:

Land in Davidson County, Tennessee being Unit No. 4205-A, together with the carport designated No. 4205-A (Carport), in Hillsboro Hall, Phase II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, Page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Hillsboro Hall, Phase II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, Page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, record in Book 547, Page 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No.

2, Resubdivision of Lots 60, 61,62, and 66, Hollywood Place, of record in Book 9700, Page 786, said Register's Office.

Being the same property conveyed to H. Preston Ingram and wife, Elizabeth Ingram by Warranty Deed from Haury and Smith Contractors, Inc., of record in Book 11667, Page 693, Register's Office for Davidson County, Tennessee dated September 15, 1999.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Book 9700, Page 786, Book 547, Page 85 and 86, Register's Office for Davidson County, Tennessee.

All matters shown on the Plan attached as Exhibit "B" to the Master Deed of record in Book 11573, Page 376, said Register's Office.

Storm Water Detention Agreement of record in Book 11224, Page 625, said Register's Office.

Storm Drainage and Sanitary Sewer Easement of record in Book 3921, Page 443, said Register's Office.

Perpetual Easement for highway purposes of record in Book 4420, Page 41, said Register's Office.

Hillsboro Hall Phase One and Phase Two Cross Easements of record in Book 11622, Page 610, said Register's Office.

Cable Television Easement and Maintenance Agreement of record in Book 11534, Page 599, said Register's Office.

By-Laws of record in Book 11573, Page 387, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Subject to rights of others in and to the common areas and/or elements.

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 4205 A Kirtland Road, Nashville, Tennessee 37215.

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 15th day of September, 2004.

H. Preston Ingram
By: K. Thomas Sidwell, Attorney in Fact

Elizabeth Ingram
By: K. Thomas Sidwell, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **K. Thomas Sidwell**, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of H. Preston Ingram and Elizabeth Ingram for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for H. Preston Ingram and Elizabeth Ingram, and is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal this 15th day of September, 2004.

Notary Public

My Commission Expires: 10-18-04

JACKSON M. WELCH, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.