Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
William A. Baker, II	New Owner	Map 83-7
157-B Belle Forest Circle		Parcel 17.00
Nashville, TN 37221		
		12252 26b

This instrument prepared by : Robert J. Notestine III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Freddie J. McLean and wife, Kanice D. McLean,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **William A. Baker, II** (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being parts of Lot Nos. 9 and 10 on the Map of George C. Waters' Addition, of record in Book 161, page 141, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the northerly margin of Waters Avenue 144 feet east of the easterly margin of Porter Pike; thence northerly 160 feet more or less to an iron pin in the south margin of a 12 foot alley 86 feet east of the easterly margin of Porter Pike; thence easterly along with the southerly margin of said alley 60 feet to an iron pin 57 feet west of the northwest corner of Lot No. 8 on said plan; thence southerly 160 feet to an iron pin in the north margin of Waters Avenue 58 feet west of the southwest corner of Lot No. 8; thence along the north margin of Waters Avenue westerly 70 feet to the point of beginning.

Being the same property conveyed to Freddie J. McLean and wife, Kanice D. McLean by deed from Art Spain of record in Book 7072, page 898, said Register's Office for Davidson County, Tennessee.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Any and all matters shown in Plat Book 161, page 141.
3. Metro Lien of record in Instrument No. 20050127-0010236, Register's Office.
4. Metro Lien of record in Instrument No. 20050304-0024351, Register's Office.

Davidson County DEEDWARR
Recvd: 04/15/05 09:50 2 pgs
Fees:13.00 Taxes:355.20
20050415-0042027

This is improved property commonly known as 3 Waters Avenue, Nashville, TN 37206.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $96,000.00.

Affiant

Subscribed and sworn to before me this 12 day of April, 2005.

BARBARA KEMRY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary Public

My Commission Expires: 9/22/07

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 12 day of April, 2005.

Freddie J. McLean

Kanice D. McLean

STATE OF North Carolina

COUNTY OF Cumberland

On this 12 day of April, 2005, before me personally appeared the undersigned, a Notary Public in and for said County and State, the within named Freddie J. McLean and wife, Kanice D. McLean, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged and executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at North Carolina Fayetteville this 12 day of April, 2005.

LISA ANN DOCKERY NOTARY PUBLIC CUMBERLAND COUNTY NC

Notary Public

My Commission Expires On
05-08-2008

My Commission Expires:_____