Davidson County DEEDWARR
Recvd: 06/15/05 10:18 2 pgs
Fees:13.00 Taxes:499.50

20050615-0068268

# WARRANTY DEED

G-CD-05-0314

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,000.00

Affiant

Subscribed and sworn to before me, this 8th DAY OF June, 2005.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSANNE E. BURKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP / PARCEL NUMBERS |
|---|---|---|
| William W. Baker, Jr. | New Owner | |
| 314 Summit Ridge Circle | (NAME) | |
| (ADDRESS) | (ADDRESS) | 131-05B 314.00 CO |
| Nashville, Tennessee 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we DARLA S. ARNOLD, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM W. BAKER, JR.,UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING APARTMENT UNIT NO. 314 OF FOUR SEASONS CONDOMINIUM CREATED UNDER TITLE 66, CHAPTER 27, SECTIONS 101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY A MASTER DEED OF RECORD AT BOOK 6841, PAGE 349, AS AMENDED AT BOOK 6847, PAGE 122, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID MASTER DEED AT EXHIBIT "B", AND SAID UNIT AS SHOWN ON EXHIBIT "D" TO SAID MASTER DEED, AND AS SHOWN ON THE PLAT AT BOOK 5050, PAGE 30, ALL RECORDING REFERENCES TO THE DAVIDSON COUNTY, TENNESSEE REGISTER'S OFFICE, ALL OF WHICH ARE INCORPORATED HEREIN AND REFERENCE IS HERE BY MADE TO SAME FOR A COMPLETE IDENTIFICATION AND DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO DARLA S. ARNOLD BY WARRANTY DEED FROM CLARENCE SUTHERLAND AND SPOUSE, SUSAN C. SUTHERLAND, RECORDED THE 8TH DAY OF JANUARY, 1993 IN DEED BOOK 8836, PAGE 628, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those of record in Book 5050, page 30; Book 6841, page 376; Book 6841, page 349; Book 6847, page 122; Book 8836, page 628, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 314 Summit Ridge Circle, Nashville, Tennessee 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this 8th day of June, 2005.

Darla S. Arnold
Darla S. Arnold

STATE OF Tennessee
COUNTY OF Davidson

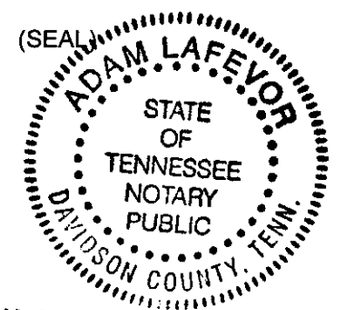
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darla S. Arnold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of June, 2005.

Notary Public

My Commission Expires:

(SEAL)




My Commission Expires NOV. 22, 2008

**RETURN TO:**

2012 21st Avenue South
Nashville, TN 37212

615.383.2903