Davidson County DEEDWARR
Recvd: 07/28/05 14:07 2 pgs
Fees:13.00 Taxes:1569.47
20050728-0088442

THIS INSTRUMENT PREPARED BY:
Gail P. Pigg, Attorney
219 Second Avenue, North
First Floor Suite
Nashville, Tennessee 37201

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
David W. Baka and wife, Virginia T. Baka, Trustees	Same	Map: 117-15-0-C
212 Hedge Road		Parcel: 08
Menlo Park, CA 94025		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we,

JOURNAL NEWSPAPERS, INC.

a Tennessee Corporation, hereinafter called the GRANTORS, having bargained and sold, and by these presents do transfer and convey unto,

DAVID W. BAKA AND WIFE, VIRGINIA T. BAKA,
TRUSTEES OF THE BAKA LIVING TRUST

hereinafter called the GRANTEE, her heirs and assigns, a certain condominium apartment in Davidson County, State of Tennessee, described as follows, to wit:

Unit No. 515 in GLEN ECHO HALL, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Glen Echo Hall, Condominium Apartments, contained in said Master Deed and By-Laws appended thereto, recorded in Instrument No. 20040922-0113858, 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.

BEING part of the same property conveyed to Journal Newspapers, Inc. by deed from Arie Moore West Bean, of record in Instrument No. 20020821-0101163, Register's Office for Davidson County, Tennessee.

EXCLUDED FROM THE COVENANTS OF WARRANTY OF THIS DEED ARE:

1. Taxes for the year 2005;

2. Plat of record in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, certain notes, easements and setback lines; and all matters shown on said Plat;

3. Detention easements, water quality structure, public utility easements, 20' joint ingress/egress easement, 1' reserved strip, permanent turnaround easements, 20' N.E.S. easement, 10' landscaping easement and all other matters shown on said plat of record in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee;

3. The Plan of record as shown as Exhibit "A" to the Master Deed in Instrument No. 20040922-0113858, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.

4. Master Deed and By-Laws for Glen Echo Hall, Horizontal Property Regime, of record in Instrument No.20040922-0113858, Register's Office for Davidson County, Tennessee, and all easements, conditions and restrictions contained therein, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions would violate 42 U.S.C. 3604(c).

This is improved property known as 515 Glen Echo Place, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD the same tract or parcel of land with appurtenances, estate, title and interest thereto belonging to said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said unit in fee simple, have good right to convey it, and the same is unencumbered, except as hereinabove set forth; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said unit to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever except as set forth above. 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 our hands this 27th day of July, 2005.

JOURNAL NEWSPAPERS, INC.

BY: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared REESE L. SMITH III with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and, who, upon oath, acknowledged himself to be the President of **JOURNAL NEWSPAPERS, INC.**, the within named bargainor, a corporation, and that he executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said REESE L. SMITH III as President.

WITNESS my hand and seal at office in Nashville, Tennessee, this 27th day of July, 2005.

_____
NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ ~~XXX,XXX.XX~~ $424,180.00.

Virginia T. Baker X

Sworn to and subscribed before me this 27th day of July, _____.

_____
NOTARY PUBLIC

GAIL PIGG
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

My commission expires: May 24, 2008.