THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
ONE AMERICAN CENTER, SUITE 550
3100 WEST END AVENUE
NASHVILLE, TN 37203

Davidson County DEEDWARR
Recvd: 10/07/05 13:59 2 pg:
Fees:13.00 Taxes:647.50
20051007-0121541

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 083-09-0-110.00

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me this the 5th day of October, 2005.

My Commission Expires: 7-19-08

Notary Public

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS NEW OWNER(S) AS FOLLOWS:

William A. Baker, II
(Name)
4606 Belmont Park Terrace
(Street Address)
Nashville, TN 37215

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **DENNIS RALPH,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **WILLIAM A. BAKER, II,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Cheatham County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the west 40 feet of lot 21 and the east 40 feet of lot 22, on the Map of the Subdivision of the Andrew Allison Home Place, of record in Book 161, page 74. Register's Office for Davidson County, Tennessee.

Said parts of said lots adjoin and front together 80 feet on the south side of Forrest Avenue and run back between parallel lines 160 feet to an alley.

Being same property conveyed to Dennis Ralph by deed from Bill C. Kelsey and wife, Patricia Jo Kelsey of record in Book 7326, page 599, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 1216 Forrest Avenue, Nashville, TN 37206.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its successors and/or assigns forever; and "Grantor"

does covenant with the said "Grantee" that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered unless otherwise herein set out; and "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," its successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 5th day of October, 2005.

Dennis Ralph

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Dennis Ralph,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 5th day of October, 2005.

JODEAN M. KING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 7-19-08