THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 10/17/05 14:10 2 pgs
Fees:13.00 Taxes:210.90
20051017-0125043

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 94-1/205

The actual consideration or value, whichever is greater, for this transfer is $57,000.00

AMY BRYSON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Affiant

Subscribed and sworn to before me this the 13th day of October, 2005.

My Commission Expires: 05-21-09

Notary Public

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, **LENON E. WALTON and TERESA R. WALTON, husband and wife,** hereinafter collectively called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **WILLIAM A. BAKER, II, an unmarried man,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 159 on Payne, Blakemore and Cummings Addition to East Nashville, as of record in Book 57, page 70, Register's Office for said County.

Said Lot No. 159 fronts 50 feet on the east side of 13th Street, and runs back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Lenon E. Walton, unmarried, by deed from Gene A. Potter and wife, Willie Mai Potter, of record in Book 7487, page 684, Register's Office for Davidson County, Tennessee.

BEING improved property known as: 703 South 13th Street, 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," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that they 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 "Grantor" does further covenant and bind themselves, their heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their 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 13th day of October, 2005.

Lenon E. Walton

Lenon E. Walton

Teresa R. Walton

Teresa R. Walton

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Lenon E. Walton, a married man,** 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 13th day of October, 2005.

AMY BRYSON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 03-21-09

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal in Nashville, Tennessee, this 13th day of October, 2005.

AMY BRYSON SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

Notary Public

My Commission Expires: 03-21-09