JOHN GLEAVES NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED LARGE

G-KW-05-1616

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

Subscribed and sworn to before me, this 26th DAY OF October, 2005.

Notary Public

MY COMMISSION EXPIRES: 7-29-06

(AFFIX SEAL)

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
Cynthia S. Augustine	Cynthia S. Augustine	
1616 Fatherland Street	2487 Port Rembla Drive	83-14 180.00
(ADDRESS) Nashville, Tennessee 37206	(ADDRESS) Mt Juliet TN 37122	
(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 WILLIAM A. BAKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto CYNTHIA S. AUGUSTINE AND EDWARD DONAHUE, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 ON THE PLAN OF LINDSLEY'S SUBDIVISION ON THE CHADWILL TRACT, AS OF RECORD IN PLAN BOOK 2, PAGE 24, CHANCERY COURT AT NASHVILLE, SAID LOT NO. 81 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET FORMERLY VAN SINDERIN STREET, AND RUNS BACK 148.3 FEET ON THE EAST LINE AND 149 FEET ON THE WEST LINE TO AN ALLEY ON WHICH IT SHOWS 50 FEET.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BAKER, UNMARRIED BY QUITCLAIM DEED FROM BRIAN KREBS, MARRIED, RECORDED ON THE 12TH DAY OF AUGUST, 2005 IN INSTRUMENT NO. 20050812-0095777, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2005 property taxes, which have been prorated and assumed by the grantor(s) herein; b) plat of record in Book 2, Page 24, said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

unimproved ( )
This is improved (X) property, known as 1616 Fatherland Street, Nashville, Tennessee 37206
(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 26th day of October, 2005.

William A. Baker

Davidson County DEEDWARR
Recvd: 11/01/05 15:24 2 pgs
Fees:13.00 Taxes:518.00
20051101-0132150

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Baker, 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 26th day of October, 2005.

Ann Frances Rue
Notary Public

My Commission Expires: 7-29-06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903