03

Rudy Title
48-A

WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $211,000.00 Affiant Subscribed and sworn to before me, this 13th DAY OF January, 2006. Notary Public MY COMMISSION EXPIRES: 2/22/2009 (AFFIX SEAL)
G-BAKER-06-1510	

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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
Noble Properties, Inc.	New Owner (NAME)	
718 Thompson Lane, #108 (ADDRESS)	(ADDRESS)	117-4-122
Nashville, TN 37204 (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, II, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto NOBLE PROPERTIES, INC., 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: *AKA WILLIAM A. BAKER

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 9 ON THE MAP OF VICTORIA PLACE, AS OF RECORD IN BOOK 332, PAGE 10, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The above-described property has never been the primary residence of the grantor(s) herein.

BEING THE SAME PROPERTY CONVEYED BY QUITCLAIM DEED FROM TERRELL L. MARTIN, MARRIED TO WILLIAM A. BAKER, UNMARRIED AS RECORDED ON THE 16TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051216-0150968; AND

QUITCLAIM DEED FROM TERRELL L. MARTIN AND NANCY J. BRADLEY, MARRIED TO WILLIAM A. BAKER, UNMARRIED AS RECORDED ON THE 16TH DAY OF DECEMBER, 2005 IN INSTRUMENT NO. 20051216-0150967, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. WILLIAM A. BAKER AND WILLIAM A. BAKER, II BEING ONE AND THE SAME PERSON.

This conveyance is subject to a) 2006 property taxes, which have been prorated and assumed by the grantee(s) herein; b) instruments of record in Book 332, Page 10; Inst. No. 20051216-0150218; and Inst. No. 20051216-0150219; said register's office; and c) any and all existing easements and restrictions as shown of record not stated herein.

Davidson County DEEDWARR
Recvd: 01/23/06 11:34 2 pgs
Fees:13.00 Taxes:780.70
20060123-0008305

unimproved ( )
This is improved (X) property, known as 1510 Dallas Avenue, Nashville, Tennessee 37212
(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 13th day of January, 2006.

William A. Baker, II

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, II, 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 13th day of January, 2006.

Notary Public

My Commission Expires: 7-29-06

(SEAL)

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903