JOHN LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

G-BAKER-05-1414

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $121,398.10

Affiant

Subscribed and sworn to before me, this 16th DAY OF January, 2006.

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
William A. Baker, II	New Owner	
1414 McKennie Avenue	P.O. Box 128406	83-2-27.00
Nashville, TN 37206	Nashville, TN 37212	
(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 DIPAK LACHMANDAS AND WIFE, HARSHA LACHMANDAS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. BAKER, II, 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. 12, ON THE PLAN OF H. M. DOAK'S SUBDIVISION, AS OF RECORD IN BOOK 332, PAGE 22, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 12 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF MCKINNIE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 192 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM JAMES P. O'DWYER TO DIPAK LACHMANDAS AND WIFE, HARSHA LACHMANDAS AS RECORDED ON THE 10TH DAY OF NOVEMBER, 1999 IN BOOK 11747, PAGE 888 AND DEED FROM DAVIS SMITH BURNETTE (UNMARRIED) TO JAMES P. O'DWYER AS RECORDED IN BOOK 5165, PAGE 792, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1414 McKennie Avenue, 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 16th day of January, 2006.

Dipak Lachmandas

Harsha Lachmandas

Davidson County DEEDWARR
Recvd: 01/24/06 09:22 2 pgs
Fees:13.00 Taxes:449.17

20060124-0008893

STATE OF Tennessee
COUNTY OF Davidson

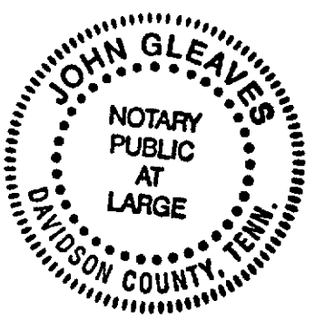
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dipak Lachmandas and Harsha Lachmandas, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th 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