Davidson County DEEDWARR
Recvd: 04/20/06 13:32 2 pgs
Fees:13.00 Taxes:75.85

20060420-0045532

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 2006.

NOTARY PUBLIC

My Commission expires: 6-26-07

KRIS MORSS NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY:
Capital Title & Escrow, LLC 6213 Charlotte Pike, Ste 200, Nashville, TN 37209

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Gordon Baker Julia Baker	Same	Map 147-03-0A
(NAME) 441 Harding Place Unit H-8	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	Parcel 102.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I

Equity Mortgage Inc.

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto

Gordon Baker and Julia Baker, husband and wife

hereinafter called the **GRANTEES**, their successors and assigns, a certain tract or parcel of land, situated in **Davidson County**, Tennessee, described as follows, to wit:

Land in Davidson County, TN being Unit H-8 of Harding Place Condominiums, as established by a Master Deed of record in Book 6104, Page 725, Registers' Office of Davidson County, TN

Being the same property conveyed to Equity Mortgage, Inc. by deed of record as Instrument No. 20011012-0111451, dated September 17, 2001, said Register's Office.

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

Taxes for the year 2006 have been prorated and assumed by Grantee(s)

The legal foregoing is the same legal description as appears in the previous deed of record.

The improved property is located at 441 Harding Place, Unit H-8, Nashville, TN 37207.

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, forever. We covenant with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this 13 day of April 13, 2006.

Equity Mortgage, Inc.
By Trey Lewis

ACKNOWLEGEMENT:

STATE OF TENNESSEE
County of Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Trey Lewis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Agent of Equity Mortgage Inc., the within named bargainor, a corporation, and that he/she as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him/herself as such officer.

My commission expires:

9.19.09

GREGORY LEE FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public