Davidson County DEEDWARR
Recvd: 06/02/06 13:18 2 pgs
Fees:13.00 Taxes:288.60

20060602-0065240

WARRANTY DEED

G-BAKER-06-244

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

Subscribed and sworn to before me this 30th DAY OF May, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/23/10 (AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WAYNE COZART WILLIAMSON COUNTY
MY COMMISSION EXPIRES: 02/23/2010

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William A. Baker, II	[redacted]	
~~244 Bonnacroft Drive~~ P.O. Box 128406	(NAME) [redacted] property taxes are paid	75-9-72.00
~~Hermitage, TN 37076~~ Nashville TN 37212 (ADDRESS)	(ADDRESS) Same as New Owner	
(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 MARK A. JONES AND WIFE, ANGELA D. JONES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. BAKER, II, UNMARRIED, 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:

BEING LOT NO. 101, ON THE PLAN OF HERMITAGE HILLS, SECTION 1, OF RECORD IN PLAT BOOK 2900, PAGES 48 AND 49, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MARK A. JONES AND WIFE, ANGELA D. JONES BY WARRANTY DEED FROM BABETTE STEELE, UNMARRIED, RECORDED ON THE 23RD DAY OF JUNE, 1995 IN DEED BOOK 9710, PAGE 984, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

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 2900, Page 48; 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 244 Bonnacroft Drive, Hermitage, Tennessee 37076
(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 30th day of May, 2006.

Mark A. Jones

Angela D. Jones

STATE OF Tennessee
COUNTY OF Davidson

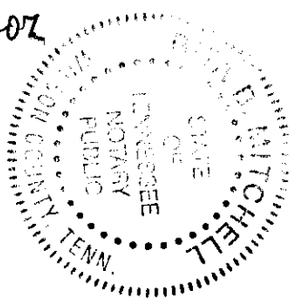
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. Jones and Angela D. Jones, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed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

Witness my hand and official seal, this the 30th day of May, 2006.

Rita B. Mitchell
Notary Public

My Commission Expires: 6-17-07

(SEAL)



RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903