THIS INSTRUMENT PREPARED BY:
CHERNAU, CHAFFIN & BURNSED, PLLC
One American Center
3100 West End Avenue, Suite 550
Nashville, TN 37203
(615) 460-7478

Davidson County DEEDWARR
Recvd: 06/06/06 08:56 2 pgs
Fees:13.00 Taxes:462.50
20060606-0066520

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Tax Map: 145-07-0-075.00

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Nicholas Greco
Affiant

Subscribed and sworn to before me this the 5th day of June, 2006.

My Commission Expires: SHELLY ABELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Shelly Abell
My Commission Expires
March 20, 2010

Shelly Abell
Notary Public

ADDRESS NEW OWNER(S) AS FOLLOWS:

E. Graham Baker, Jr. & N. Kathleen Baker
(Name)
2719 Tower Drive
(Street Address)
Murfreesboro, TN 37129

SEND TAX BILLS TO:

SAME
(Name)

(Street Address)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Paul E. Cook, an unmarried man,** hereinafter called the "Grantor," has bargained and sold, and by these presents does transfer and convey unto **E. Graham Baker, Jr. & N. Kathleen Baker, husband and wife,** hereinafter collectively called the "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 41, on the Revised Plan of Inns of Granny White, of record in Book 6250, page 460 and revised in Book 6900, page 125, the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Paul E. Cook in Instrument No. 20020103-0001243 recorded 01/03/2002, Register's Office for Davidson County, Tennessee.

BEING unimproved property known as: 1175 Travelers Ridge, Nashville, TN 37220.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have prorated between Grantor and Grantee and assumed by the Grantee herein.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," their successors and/or assigns forever; and "Grantor" does covenant with the said "Grantee" that he is 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 "Grantor" does further covenant and bind himself, his heirs and/or assigns to warrant and forever defend the title to the said land to the said "Grantee," their successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the "Grantor" has caused his name to be affixed hereto on this 5th day of June, 2006.

Paul E. Cook

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Paul E. Cook, an unmarried man,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 5th day of June, 2006.

Notary Public

My Commission Expires: _____

SHELLY ABELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Shelly Abell
My Commission Expires
March 20, 2010