Davidson County DEEDWARR Recvd: 07/13/06 13:26 2 pgs Fees:13.00 Taxes:340.03 **20060713-0084521**	STATE OF Tennessee COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $91,900.00 Carol A Clawson Affiant Subscribed and sworn to before me, this 30th DAY OF June, 2006. Notary Public MY COMMISSION EXPIRES: 12/09/07 (AFFIX SEAL)

WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

P-CL-06-0048

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, Inc.
1896 General George Patton Dr., Ste. 200
FRANKLIN, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Baker	Worthington Mortgage Inc.	
48 JAY STREET (ADDRESS)	4040 Balmoral Dr. (ADDRESS)	119060159 00
Nashville, Tennessee 27210 (CITY) (STATE) (ZIP)	Huntsville, AL 35801 (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 ABEL LUA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JENNIFER BAKER, 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. 100, Sterling Heights, Section 3, of record in Book 1424, page 113, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Able G. Lua, Unmarried by deed (DEEDWARR) from Marta Donlon Parsons, Unmarried of record in Deed Instrument 200311110165128 on 10/29/2003 and filed for record on 11/11/2003 , Register's Office for said County.

*Unmarried person

Herlinda H. Lua, wife of Abel G. Lua, joins in this conveyance for the expressed purpose of conveying any marital interest which she may have in said property.

unimproved ( )
This is improved (X) property, known as 48 JAY STREET, Nashville, Tennessee 27210
(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 June, 2006.

ABEL LUA
Abel Lua

Herlinda H. Lua

STATE OF Tennessee

COUNTY OF DAVIDSON

On this the 30th day of June, 2006, before me personally appeared Abel Lua* to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

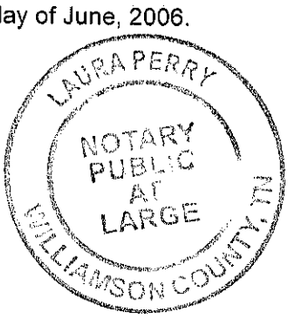
*and wife, Herlinda H. Lua

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

Notary Public

My Commission Expires: 12/09/07

(SEAL)



RETURN TO:

1896 General George Patton Drive
Franklin, TN 37067

615-599-9959