Davidson County DEEDWARR
Recvd: 10/19/06 14:38 2 pgs
Fees:13.00 Taxes:325.60

20061019-0130076

WARRANTY DEED
(1031 EXCHANGE TRANSACTION)

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
115 Hazel Path Drive
Suite #1, Westover Building
Hendersonville, TN 37075
822-0030
File No.: 26L-070108

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $88,000.00.

Affiant

Sworn to and subscribed before me on this the 19th day of October, 2006.

NOTARY PUBLIC

My Commission Expires: 2-21-09

MORTGAGEE:

BancorpSouth Bank
5217 Maryland Way
Brentwood, TN 37027

Address New Owner:

Mr. Thomas J. Valetutti

101 Gillespie Drive, Apt. 11207

Franklin, TN 37067

Send Tax Bills to:

New Owner

Map-Parcel

059-04-0 025.00
059-04 0 008.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEES and other good and valuable consideration the receipt of which is hereby acknowledged, (I/WE), **JULIAN B. BAKER, JR. and wife, CAROLYN BAKER**, hereinafter called the GRANTORS, have bargained and sold and by these presents, do transfer and convey unto **THOMAS J. VALETUTTI, unmarried**, hereinafter called GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Tract No. 1: LAND in Davidson County, TN, being Lot No. 113B on the Plan of Section Four, Third Addition of Trinity Hills Village, a Zone Lot Division of Lots 106 through 115, of record in Book 5200, Page 734, Register's Office for Davidson County, TN.

BEING the same property conveyed to JULIAN B. BAKER, JR.. and wife, Carolyn Baker by Deed dated May 3, 1984, and executed by CDT PROPERTIES, LTD. and recorded in Book 6290, Page 415, said Registers' Office.

Property Address: 2821 Vista Lane or 100 Vista Place, Nashville, TN 37207.

Tract No. 2: LAND in Davidson County, TN, being Lot No. 113A on the Plan of Section Four, Third Addition of Trinity Hills Village, a Zone Lot Division of Lots 106 through 115, of record in Book 5200, Page 734, Register's Office for Davidson County, TN.

BEING the same property conveyed to JULIAN B. BAKER, JR., by Deed dated May 3, 1984, and executed by CDT PROPERTIES, LTD. and recorded in Book 6290, Page 406, said Registers' Office.

Property Address: 2823 Vista Lane, Nashville, TN 37207.

THIS IS AN INVESTMENT PROPERTY TRANSFER.

This is improved property known as 2821 and 2823 Vista Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 the 11 day of October, 2006, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

JULIAN B. BAKER, JR.

CAROLYN BAKER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

BEFORE me, undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named, JULIAN B. BAKER, JR. and wife, CAROLYN BAKER, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of sufficient information, and who acknowledged the execution of the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11 day of October, 2006.

NOTARY PUBLIC

CARTER A. HOWARD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 3-31-07