WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/06 12:40 1 pgs
Fees:13.00 Taxes:383.97

20061025-0132325

State of Tennessee
County of DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $192,500.00. $103,775.00

Affiant

Subscribed and sworn to before me, this the 13th day of September, 2006.

Notary Public

My commission expires:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lawrence Vogan
120 Donelson Pike Suite 201, Nashville, TN 37214

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory A. Baker	**SAME**	**10816006700**
1433 Timber Valley Dr		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Amanda Brooke Foster Hyde, a married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gregory A. Baker

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 44A, Zone Lot Division, of Lot Nos. 44 and 45, of Section Two, of Percy Priest Woods Subdivision, o f record in Plat Book 6250, Page 95, amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Amanda Brooke Foster, an unmarried woman, by Deed from James D. Jones, Trustee for Nashville Land Trust, dated July 23, 2004, of record in Instrument No. 20040728-0090504, Register's Office for Davidson County, TN.

This is improved (_X__) Unimproved (____) property, known as **1433 Timber Valley Dr, Nashville, TN 37214**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to 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 in unencumbered, unless otherwise herein set out; and we do further convenant 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 **13th** day of **September, 2006.**

Amanda Brooke Foster Hyde

Amanda Brooke Foster Hyde

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, **Amanda Brooke Foster Hyde, a married woman,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **13th** day of **September, 2006.**

Notary Public
Commission Expires:

MY COMMISSION EXPIRES: JAN 12, 2010