THIS DOCUMENT PREPARED BY (AND AFTER RECORDING RETURN TO):
First National Financial Title Services, Inc.
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Nashville, TN 37214
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File No. N14866

Davidson County DEEDWARR
Recvd: 11/01/06 10:27 2 pgs
Fees:13.00 Taxes:627.15

20061101-0135530

Property Address:
573 Rural Hill Rd., Nashville, TN 37217 ---Above This Line Reserved For Official Use Only---

# WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Raymond P. Williams and wife, Edna G. Williams**, hereinafter referred to as Grantors, have this day bargained and sold, and by these presents do hereby transfer and convey unto **Mason Baker, married**, hereinafter Grantee, the following lands and property, together with all improvements located thereon, lying in the Davidson County, Tennessee, to-wit:

***Being Lot No. 3 on the Plan of Edge-O-Lake Estates, Section 19, as of record in Plan Book 4595, Page 112, Register's Office for Davidson County, Tennessee.***

***Said Lot No. 3 fronts 80 feet on the westerly margin of Rural Hill Road and extends back 184.28 feet on the southerly line and 184.13 feet on the northerly line, to a dead line in the rear on which it measures 80 feet.***

***SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.***

***AND BEING THE SAME premises conveyed to Grantors by virtue of a warranty deed from Richard M. Anderson and wife, Celeste J. Anderson, dated June 21, 1984, and recorded June 22, 1984, in the Register's Office for Davidson County, Tennessee, in Book 6322, at Page 276.***

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORs do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenants with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

Taxes for tax year 2006 shall be [X] prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or [ ] paid by Grantee, or [ ] paid by Grantor.

The property herein conveyed [ X ] not a part of the homestead of Grantors and is not Grantor's marital residence, or [ ] is part of the homestead of Grantors and if Grantor is married, the conveyance is joined by both Husband and Wife.

WITNESS Grantors' hands this 27th day of October, 2006.

Raymond P. Williams {Seal}

Raymond P. Williams

Edna G. Williams {Seal}

Edna G. Williams

State of TENNESSEE
County of DAVIDSON

On this the 27th day of October, 2006, before me, the undersigned officer, personally appeared Raymond P. Williams and wife, Edna G. Williams, known to me (or satisfactorily proven) to be the parties executing the foregoing instrument and they acknowledged that they, executed same as their free act and deed.

ROBERT L. ASHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Notary Public

My Commission expires: 11-27-2006

We hereby swear, or affirm that the actual consideration for this transfer, or the value of the property, whichever is greater is $169,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this the 27th of October, 2006.

Notary Public

My Commission expires: 9-16-07

KEVIN STEINKE
NOTARY PUBLIC AT LARGE
WILSON CO. TENN.

Name of Owner and Property Address:
Mason Baker
573 Rural Hill Rd

Nashville, TN 37217

Person Or Entity Responsible For Payment Of Taxes:
Wells Fargo Bank. N.A.
2701 Wells Fargo Way
Minneapolis, MN 55467-8000

**Tax Parcel ID#: 136-09-0-009.00**