[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Alfredo E. Vergara and Sarah Jane Sheldon	Taylor, Bean & Whitaker Mail Stop: S	Map 083-090
1216 Forrest Avenue	1417 North Magnolia Avenue	Parcel 110.00
Nashville, TN	Ocala, Florida 34475-9078	

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Pike, Suite 315, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William A. Baker, II, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Alfredo E. Vergara and Sarah Jane Sheldon** (The "Grantees"), their heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the West 40 feet of Lot 21 and the last 40 feet of Lot 22, on the Map of the Subdivision of the Andrew Allison Home Place, of record in Book 161, page 74, Register's Office for said County.

Said part of lots adjoin and front together 80 feet on the South Side of Forrest Avenue and run back between parallel lines 160 feet to an alley.

Being the same property conveyed to William A. Baker, II by Deed from Dennis Ralph dated October 5, 2005 and recorded in Instrument No. 20051007-0121541, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2007 and subsequent years.
2. Matters on the Plan of record in Book 161, page 74, said Register's Office.
3. Driveway Easement of record in Book 10657, page 604 and Instrument Number 20000424-0040331, said Register's Office.

This is improved property commonly known as 1216 Forrest Avenue, Nashville, Tennessee ~~37205.~~ 37206

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $500,000.00

Affiant

Fran Y. Oroson
State of Tennessee
Notary Public
Davidson County

Subscribed and sworn to before me this 9th day of November, 2006.

Notary Public

My Commission Expires 03/21/2009

My Commission Expires:_____

Davidson County DEEDWARR
Recvd: 11/14/06 11:20 2 pgs
Fees:13.00 Taxes:1850.00

20061114-0141255

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 9th day of November, ~~2007.~~ 2006

William A. Baker II
WB ~~By: Allyson Krebs, Attorney in Fact~~

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared ~~William A. Baker, II Allyson Krebs~~ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), ~~and who, executed the foregoing instrument on behalf of William A. Baker II and~~ who acknowledged that he executed the same as the free act and deed of the said William A. Baker II.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of November, 2006.

Notary Public

My Commission Expires: My Commission Expires 03/21/2009

Fran Y. Oroson State of Tennessee Notary Public Davidson County