**THIS INSTRUMENT PREPARED BY:**
Forsythe Title and Escrow Services
2525 West End Avenue
Suite 350
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/20/06 08:53 2 pgs
Fees:13.00 Taxes:510.60
20061120-0143452

Our File Number: 26120R

**MAP/GROUP/PARCEL:**
147-3-A/0.5
147-3-A/8
147-3-A/7.6
147-3-A/3.5
147-3-A/6.6
147-3-A/0.7

**NEW OWNER'S NAME AND ADDRESS:**
GORDON BAKER & JULIA BAKER
2218 Chickering Lane
Nashville, Tennessee 37215

**SEND TAX BILLS TO:**
New Owner.

# WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, **JAMES S. SWEENEY SR. , AN UNMARRIED MAN**, hereinafter called Grantor, does hereby transfer and convey unto, **GORDON BAKER and JULIA BAKER, husband and wife**, their heirs and assigns, hereinafter called Grantees, property described as follows:

> **LAND in Davidson County, Tennessee, being UNIT No. A-5, E-14, E-10, B-19, D-20 and A-7, on the plan of Harding Place Condominiums, according to the Master Deed of record in Book 6104, page 725, in the Register's Office of Davidson County, Tennessee, and more particularly described in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.**

The subject property is improved property known as 441 HARDING PLACE (Units B-19, E-10, E-14, D-20, A-5, A-7), Nashville, TN 37211.

BEING the same property conveyed to Grantor herein by deed of record in Book 10733, Page 280, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantees that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

JAMES S. SWEENEY SR.

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

PERSONALLY appeared before me, the undersigned authority, **JAMES S. SWEENEY SR.** with whom I am personally acquainted, and who acknowledged that he/she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee on this the 15th day of November, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 20[illegible]

**STATE OF TENNESSEE**
**COUNTY OF SUMNER**

The actual consideration or value whichever is greater for this transfer is $138,000.00.

Jodie Rosenthal
AFFIANT

Sworn to and subscribed before me, this the 15th day of November, 2006.

Rachel Neal
NOTARY PUBLIC
MY COMMISSION EXPIRES:

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.