JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

# WARRANTY DEED

G-BAKER-06-302

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,400.00

Affiant

Subscribed and sworn to before me, this 25th DAY OF January, 2007.

Notary Public

MY COMMISSION EXPIRES: 7-24-10
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Gary C. Baker | Gary C. Baker (NAME) | |
| 302 South 15th Street (ADDRESS) | PO Box 128406 (ADDRESS) | 83-13-308 |
| Nashville, TN 37206 (CITY) (STATE) (ZIP) | Nashville, TN 37206 (CITY) (STATE) (ZIP) | 83-13-308 |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MARIE J. CRAGUE, + Jonathan Crague, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY C. BAKER, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 3, L.T. STEVENS SUBDIVISION OF LOTS 110, 111, 112, 113, 114, 133, 134, 135 OF LINDSLEY HOME PLACE, as shown on plat of record in Plat Book 547, Page 101, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Marie J. Crague by Warranty Deed from Charles E. Gammons, recorded on the 17th day of August, 2006 in Instrument No. 20060817-0101402, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a) 2006 Property Taxes; b) instruments of record in Book 547, Page 101; Inst. No. 20060817-0101403, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herei.

unimproved ( )
This is improved ( X ) property, known as 302 South 15th Street, Nashville, Tennessee 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 25th day of January, 2007.

Marie J. Crague
Marie J. Crague

Jonathan Crague

Davidson County DEEDWARR
Recvd: 02/06/07 15:18 2 pgs
Fees:13.00 Taxes:201.28
20070206-0015715

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marie J. Crague and Jonathan Craigue, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th day of January, 2007.

Notary Public

My Commission Expires: 7-24-10

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903