Davidson County DEEDWARR
Recvd: 02/23/07 09:59 2 pgs
Fees:13.00 Taxes:333.00

20070223-0022701

WARRANTY DEED

G-NPM-07-0302

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

Subscribed and sworn to before me, this 20th DAY OF February, 2007.

Notary Public

MY COMMISSION EXPIRES: 04/29/2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ragan-Smith and Associates
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason Minor AND BRADLEY DICKENS	NEW OWNER	
302 South 15th Street	(NAME) 442 WIRE GRASS LN	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37064	83-13-308
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 GARY C. BAKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JASON MINOR* AND BRADLEY DICKENS*, AS TENANTS IN COMMON, 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:

* BOTH MARRIED MEN

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 by Warranty Deed from Marie J. Cragué and Jonathan Cragué to Gary C. Baker, unmarried as recorded on the 6th day of February, 2007 in Instrument No. 20070206-0015715 and Warranty Deed from Charles E. Gammons to Marie J. Cragué as 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 herein.

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 20th day of February, 2007.

Gary C. Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary C. Baker, 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 20th day of February, 2007.

Notary Public

My Commission Expires: 3-8-10

(SEAL)

PATRICK MOORE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires MAR. 8, 2010

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

Escrow Services of Tennessee LLC
Ten Cadillac Drive Suite #150
Brentwood, TN 37027