WARRANTY DEED

J. BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

G-VRE-07-1708

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,500.00

Carmen Coats
Affiant

Subscribed and sworn to before me, this 29th DAY OF March, 2007.

J Brandon Miller
Notary Public

MY COMMISSION EXPIRES: 11-22-10
(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
Baker Property Development LLC	Patrick Baker	
1708 A Beechwood Avenue (ADDRESS)	3011 Westerly Drive (ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (ZIP)	Franklin, TN 37067 (CITY) (STATE) (ZIP)	104-16-212

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 TIMOTHY F. NETSCH AND WIFE, ELIZABETH NETSCH, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BAKER PROPERTY DEVELOPMENT LLC, 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 THE EASTERLY ONE-HALF OF LOT NO. 205 ON BELMONT LAND COMPANY'S PLAN OF LOTS CALLED BELMONT HEIGHTS OF RECORD IN BOOK 421, PAGE 34, REGISTER'S OFFICE FOR SAID COUNTY. SAID PART OF LOT NO. 205 FRONTS 50 FEET ON THE NORTHERLY SIDE OF BEECHWOOD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 198.3 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY F. NETSCH AND WIFE, ELIZABETH NETSCH BY WARRANTY DEED FROM ROBERT L. KIMBROUGH AND WIFE, MARY EDITH KIMBROUGH, RECORDED JANUARY 12, 2007 IN INSTRUMENT NO. 20070112-0005445, RE-RECORDED IN INSTRUMENT NO. 20070306-0027656, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1708 A Beechwood Avenue, Nashville, Tennessee 37212
(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 29th day of March, 2007.

Timothy F. Netsch

Elizabeth Netsch

Davidson County DEEDWARR
Recvd: 04/04/07 09:56 2 pgs
Fees:13.00 Taxes:919.45

20070404-0040254

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Patrick H. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the President of Baker Property Development, LLC, a Tennessee limited liability company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2007.

Notary Public

My Commission Expires: November 22, 2010

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Timothy F. Netsch and Elizabeth Netsch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 29th day of March, 2007.

Notary Public

My Commission Expires:

ADAM LAFEVOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2008