WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

Subscribed and sworn to before me, this 17th DAY OF April, 2007.

Notary Public

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

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

R-AB-07-929

Davidson County DEEDWARR
Recvd: 05/04/07 14:21 2 pgs
Fees:13.00 Taxes:370.00
20070504-0053975

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
William A. Baker, III	William A. Baker, II	
~~929 Fatherland~~ ←	(NAME) P.O. Box 128406	
(ADDRESS) ~~Nashville, TN 37206~~ ←	(ADDRESS) Nashville, TN 37212	8-16-174.00
(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 JOSEPH N. DIETZEN, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM A. BAKER, III, 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 PART OF LOT NO. 100 ON THE PLAN OF BORROWS' ADDITION TO EDGEFIELD, CHANCERY COURT AT NASHVILLE, AND PART OF LOT NO. 54 ON THE PLAN OF PAYNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 70, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND PART OF STREET, CLOSED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF FATHERLAND STREET, THE SOUTHWEST CORNER OF THE LOUISE MILLER PROPERTY AS RECORDED IN BOOK 579, PAGE 376, SAID REGISTER'S OFFICE; THENCE WITH MILLER'S WESTWARDLY LINE, NORTHWARDLY 170 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 0 FEET TO THE NORTHEAST CORNER OF THE MATTIE D. PIERCE TATE PROPERTY AS RECORDED IN BOOK 702, PAGE 603, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH TATE'S NORTHERLY MARGIN OF FATHERLAND STREET; THENCE WITH STREET EASTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOSEPH N. DIETZEN, III BY CASH DEED FROM SAMUEL R. PIERCE, JR., SECRETARY OF HOUSING AND URBAN DEVELOPMENT, OF WASHINGTON, D.C., RECORDED ON THE 23RD DAY OF NOVEMBER, 1988 IN DEED BOOK 7710, PAGE 565, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to a) 2007 Property Taxes; b) instruments of record in Book 21, Page 70, 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 929 Fatherland, 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 17 day of April 2007

Joseph N. Dietzen, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph N. Dietzen, III, 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 17th day of April, 2007.

Notary Public

My Commission Expires:

(SEAL)

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires NOV 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212