Davidson County DEEDWARR
Recvd: 05/10/07 13:58 2 pgs
Fees:13.00 Taxes:314.50
20070510-0056326

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$85,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF May, 2007.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3-7-2011
(AFFIX SEAL)

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Meadowmere LLC 1404 South Street Nashville, TN 37212	SAME	Map 083130 Parcel 310.00

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

William A. Baker, II, an unmarried man

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Meadowmere, LLC

Hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: To wit:

Being Lot No. 5 on the Map of L.T. Steven Subdivision of Lots Nos. 110 to 114, inclusive and 113 to 135, inclusive of Lindsley Home Place, as of record in Book 547, Page 101, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 45 feet on the westerly side of South 15th Street and runs back 137 feet on the northerly line and 136 feet on the southerly line to an alley, measuring 45 feet thereon.

Being the same property conveyed to William A. Baker, II, by deed from Harold Truman Pulley and wife, Martha Frances Pulley, dated April 11, 2007, of record in Instrument No. 20070412-0043719 Register's Office for Davidson County, TN.

THIS PROPERTY IS NOT NOR HAS EVER BEEN THE PRINCIPAL RESIDENCE OF THE GRANTOR, INVESTMENT PROPERTY ONLY.

This conveyance is made subject to the following:
1) 2007 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 306 S. 15th Street, Nashville, TN 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 GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand(s) this 8th day of May, 2007.

William A. Baker, II

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, William A. Baker II, with whom I am personally acquainted, (or who 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, at office, this 8th day of May, 2007.

NOTARY PUBLIC

My Commission Expires: 3-7-2011

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027