[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
Gary C. Baker	New Owner	Map/Parcel
P O Box 128406		19-072.09-0-246.00
Nashville, TN 37212		07-05-12986

This instrument prepared by : Robert J. Notestine, III, Attorney, 4515 Harding Rd, Suite 315, Nashville, Tennessee 37205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Raymond Broughton, Sr. and Sherronda Broughton,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **Gary C. Baker, a single person,** (The "Grantee"), his heirs and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the west one-half of Lot No. 41 on the map of East Hill Addition, as of record in Book 332, page 33, Register's Office for said County.

Said part of said lot fronts 50 feet on the south side of West Delmas Avenue, and runs back between parallel lines, 191 feet, more or less, to a dead line.

Being the same property conveyed by Quitclaim Deed from Raymond Broughton to Raymond Sr., and Sherronda P. Broughton as recorded on the 16th day of January, 2004, in Instrument No. 20040116-0007085 and Warranty Deed from Jay G. Hamilton to Raymond Broughton as recorded on the 4th day of February, 1999, in Book 11327, page 217, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following:

1. All matters as shown on Plat of East Hill Addition in Plat Book 332, page 33, Register's Office for Davidson County, Tennessee.

2. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantee.

This is improved property commonly known as: 1020 Delmas Avenue, Nashville, TN

This is not the residence of the Grantors.

Davidson County DEEDWARR
Recvd: 06/08/07 14:38 2 pgs
Fees:13.00 Taxes:277.50

20070608-0069061

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me this 7th day of June, 2007

My Commission Expires: **MY COMMISSION EXPIRES: September 19, 2009**

ROBERT JOHN NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of June, 2007.

By: Raymond Broughton Sr.
Raymond Broughton, Sr.

By: Sherronda P. Broughton
Sherronda Broughton

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Raymond Broughton, Sr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of June, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES: September 19, 2009

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State and County aforesaid, **Sherronda Broughton,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the within named bargainor, and executed the foregoing Instrument for the purposes therein contained.

Witness my hand, at office, this_____day of June, 2007.

Notary Public

ROBERT JOHN NOTESTINE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: MY COMMISSION EXPIRES: September 19, 2009