This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Thomas Cole Guthrie
312 Randall Drive
Nashville, Tennessee 37211

SEND TAX BILL TO:

OWNER

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 06/12/07 13:50 2 pgs
Fees:13.00 Taxes:518.00
20070612-0070431

MAP 146-8
GROUP
PARCEL 109

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert Anthony Baker and wife, Linda Joyce Baker,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Thomas Cole Guthrie, unmarried**, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 251 on the Plan of Crieve Hall Estates, Section III, of record in Plat Book 2133, page 59, Register's Office, Davidson County, Tennessee.

Beginning at a point in the westerly margin of Trousdale Drive at the corner of Lots 251 and 252; thence with the line between said lots westerly 189.3 feet to a point; thence northerly 141.3 feet to the south margin of Bramblewood Drive; thence with the margin of the same easterly 122.95 feet to the beginning of a curve; thence around said curve southeasterly 39.27 feet to the west margin of Trousdale Drive; thence with the margin of the same, southerly 91.5 feet to the beginning.

Being the same property conveyed to Robert Anthony Baker and wife, Linda Joyce Baker by deed from Edgar Eugene Davenport and wife, Rita M. Davenport of record in Book 4317, page 62, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2007 and subsequent years.

This is **improved** property known as **4913 Trousdale Drive, Nashville, Tennessee 37220.**

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the **31st** day of **May, 2007.**

Robert Anthony Baker

Linda Joyce Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert Anthony Baker and wife, Linda Joyce Baker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of May, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $140,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of May, 2007.

Rebecca T. Garland
NOTARY PUBLIC

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 5/23/2009