PLEASE RECORD AND RETURN TO:
REALTY TITLE & ESCROW CO., INC.
913 CONFERENCE DRIVE, SUITE 101
GOODLETTSVILLE, TENNESSEE 37072

Prepared by:
Realty Title & Escrow Company, Inc.
913 Conference Drive, Suite 101
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $137,000.00

Affiant

Davidson County DEEDWARR
Recvd: 07/06/07 12:43 2 pgs
Fees:13.00 Taxes:506.90
20070706-0080777

Subscribed and sworn to before me, this 22nd day of June, 2007.

KELLY ANN CALLAHAN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Comm. Exp.

Notary Public
My commission expires: 7.19.08

08-0705-91119

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Urias C. Furbush	PrimeTrust Bank	52-13-0-B-245
2558 Sonar Street	7516 Highway 70 South, Ste 110	
Nashville TN 37214	Nashville, TN 37221	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Akeem A. Baker and Julia S. Baker, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Urias C. Furbush, an unmarried man and Sara A. Cook an unmarried woman**, hereinafter called the Grantees, their successors 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. 29, on the Plan of River Glen, Planned Unit Development, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Akeem A. Baker and Julia S. Baker, husband and wife by deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated April 30, 2004, recorded May 7, 2004, of record in Instrument No. 20040507-0052172, Register's Office for Davidson County, Tennessee.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 2558 Sonar Street, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 22nd day of June 2007.

Akeem A. Baker

Julia S. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Akeem A. Baker and Julia S. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 22nd day of June 2007.

State of Tennessee at Large

My Commission expires: July 19, 2008

