[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
David Durham and Rebecca Durham	New Owner	Map/Parcel -
1010 Lenore Street		09304009600
Nashville, TN 37206		06-10-12790 26b

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, **Gary C. Baker, an unmarried person,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **David Durham and wife, Rebecca Durham,** (The "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 13 on the Map of J.H. Haynie's Central Park Plan, as of record in Book 161, page 116, Register's Office for Davidson County, Tennessee.

Said Lot No. 13 fronts 50 feet on the southerly side of Lenore Street, and extends back between parallel lines 164 feet to an alley.

Being the same property conveyed to Grantor by deed of record in Instrument No. 20060621-0074240, Register's Office.

This is the same description as used in the last deed of record.

Davidson County DEEDWARR
Recvd: 08/13/07 14:26 3 pgs
Fees:18.00 Taxes:277.50
20070813-0096686

This conveyance is subject to the following:

1. All matters as shown on plat of record in Plat Book 161, page 116, said Register's Office for Davidson County, Tennessee.

7. 2007 property taxes not yet due and payable, which have been prorated, the payment of which is assumed by Grantees.

This is improved property commonly known as 1010 Lenore Street, Nashville, TN 37206

[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 30th day of July, 2007

My Commission Expires 03/21/2009

My Commission Expires: _____

Notary Public

Fran Y. Orason
State of Tennessee
Notary Public
Davidson County

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 30th day of July, 2007

Gary C. Baker

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public for the State of Tennessee and County aforesaid, **Gary C. Baker,** 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 30th day of July, 2007.

Notary Public

My Commission Expires 03/21/2009

My commission expires: _____

Fran Y. Oroson State of Tennessee Notary Public Davidson County

Certificate of Authenticity

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette L. Meldrum, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Witness my hand and official seal at office on this the 13th day of August, 2007

Notary's Signature

My Commission Expires: 1/4/11
Notary's Seal (If on paper)

