# WARRANTY DEED

O-BT-07-703

STATE OF Tennessee

COUNTY OF Davidson

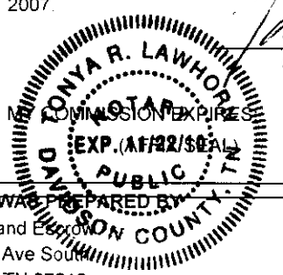
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2007.

Notary Public

MY COMMISSION EXPIRES: EXP. 11/22/08




THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Apolinar Padilla, Jr. | Suntrust Mortgage, Inc. | |
| 703 South 13th Street | (NAME) P.O. Box 57028 | |
| (ADDRESS) Nashville, TN 37206 | (ADDRESS) Irvine, Ca. 92619 | 94-1-205 |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we WILLIAM A. BAKER II, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto APOLINAR PADILLA, JR., hereinafter called the Grantee(s), their heirs and assigns, that 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. 159 ON PAYNE, BLAKEMORE AND CUMMINGS ADDITION TO EAST NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BAKER, II, AN UNMARRIED MAN BY WARRANTY DEED FROM LENON E. WALTON AND TERESA R. WALTON, HUSBAND AND WIFE, RECORDED ON THE 17TH DAY OF OCTOBER, 2005 IN INSTRUMENT NO. 20051017-0125043, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

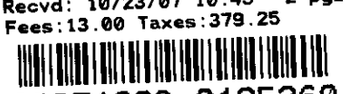
unimproved ( )

This is improved ( X ) property, known as 703 South 13th Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

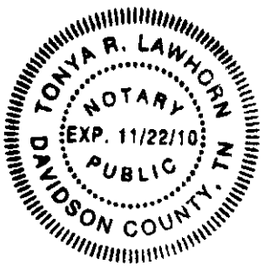
Davidson County DEEDWARR
Recvd: 10/23/07 10:45 2 pgs
Fees:13.00 Taxes:379.25



20071023-0125260

Witness my/our hand(s) this 28th day of September, 2007.

William A. Baker II




STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Baker II, the within named bargainor, with whom I am personally acquainted (or 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 and official seal, this the 28th day of September, 2007.

Notary Public

My Commission Expires:

(SEAL)

**RETURN TO:**
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903