PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law

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W & I Ref:( __gj____ ) Title No: 49060
Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 11/30/07 13:11 2 pgs
Fees:13.00 Taxes:388.50
20071130-0139077

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| David E. Baker<br>Randall O. Baker<br>1419 Preston Drive<br>Nashville, Tennessee 37206 | SAME |

**TAX MAP-PARCEL NUMBERS:** 07212016500

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$105,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Douglas Brown Jr. and spouse, Lori Ann H. Brown,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David E. Baker and Randall O. Baker ,joint tenants with right of survivorship** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 175 and the easterly one-half of Lot No. 174 on the Map of Dalewood, Section III, as of record in Book 1835, page 20, Register's Office for said County.

Said Lot No. 175 and part of Lot No. 174 adjoin and front together 115 feet on the south side of Piedmont Avenue and run back between lines 155.4 feet on the east line and 157 feet on the west line, to a dead line on which they measure 100 feet.

Being the same property conveyed to John Douglas Brown, Jr., and wife, Lori Ann H. Brown by deed from Rita Anne Cathey Medders of record in Book 6683, page 777, dated and executed on October 10, 1985 and recorded on October 16, 1985 in the Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 1835 Page 20, said Register's Office, which Plan shows a 40 foot minimum building setback line from Piedmont Avenue and a 10 foot easement for public utility purposes along the rear line(s) of said lot; Easement for sanitary sewers and /or storm drainage to the metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4144, page 823, said Register's Office.

**This is improved property, known as: 2004 Piedmont Avenue, Nashville, Tennessee 37216**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of November, 2007.

John Douglas Brown Jr.

Lori Ann H. Brown

**State of** TENNESSEE
**County of** DAVIDSON

On this 29th day of November, 2007 , before me the undersigned authority, personally appeared John Douglas Brown Jr. and Lori Ann H. Brown , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $105,000.00

Affiant

Sworn and subscribed before me this the 29th day of November, 2007

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 2, 2011

Notary Public

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Bill Garrett
Davidson County Register of Deeds