WARRANTY DEED

P-07-01305

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

Subscribed and sworn to before me, this 7th DAY OF November, 2007.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SHELLY M. BENTLEY NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY
MY COMMISSION EXPIRES March 14, 2010

Davidson County DEEDWARR
Recvd: 12/11/07 12:44 2 pgs
Fees:13.00 Taxes:640.10
20071211-0142902

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas E. Baker	New Owner	
1305 Clarke Street	(NAME)	053-03-0-197.00
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN REDING AND ROCHELLE REDING, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto THOMAS E. BAKER, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: * Husband and Wife

Land in Davidson County, Tennessee, being Lot No. 185, Section B on the Plan of Village of Old Hickory of record in Plat Book 1424, Page 67, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Amy F. Stevens, unmarried, by Warranty Deed from Tricia Ann Thorton-Wells and husband, Bryce Randolph Wells, of record in Instrument No. 20051205-0145451, Register's Office for Davidson County, Tennessee, dated November 28, 2005.

Appointment of Substitute Trustee appointing Priority Trustee Services of TN, LLC., as Substitute Trustee, of record in Instrument No. 20070820-0099142, Register's Office for Davidson County, Tennessee, dated August 2, 2007.

Further conveyed to John Reding and Rochelle Reding by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC of record in Instrument No. 20070914-0110225, in the Register's Office for Davidson County, Tennessee, dated September 6, 2007.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property known as 1305 Clarke Street, Old Hickory, Tennessee 37138
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 7th day of November, 2007.

John Reding

Rochelle Reding

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Reding and Rochelle Reding the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2007.

Notary Public

My Commission Expires: 2/15/09

(SEAL)

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800