This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
401 Church Street, Suite 2220
Nashville Tennessee 37219

Davidson County	DEEDWARR
Recvd: 01/31/08 09:05	4 pgs
Fees:23.00 Taxes:791.80	
20080131-0009868	

ADDRESS NEW OWNER:

Catherine B. Baker
Alan F. Baker
400 Foothill Drive
Nashville, TN 37217

SEND TAX BILL:

New Owner

MAP AND PARCEL:

Map 106-16
Parcel 26

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Michael J. Fischer and wife, Karyn L. Fischer**, ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Catherine B. Baker and husband, Alan F. Baker**, ("Grantee"), their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Hill-N-Dale Acres, of record in Plat Book 2900, pages 33 and 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Michael J. Fischer and wife, Karyn L. Fischer, by deed from Thomas W. Elder and wife, Betty Ann Alder, of record as Instrument No. 20040120-0007366, dated January 15, 2004, said Register's Office.
>
> This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as 400 Foothill Drive, Nashville, TN 37217.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, their heirs, successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and Grantor does further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 28th day of January, 2008.

Michael J. Fischer

Karyn L. Fischer

STATE OF MISSOURI)
COUNTY OF Taney)

Before me, the undersigned, of the state and county aforesaid, personally appeared Michael J. Fischer and Karyn L. Fischer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes contained therein.

Witness my hand and official seal this 28th day of January, 2008.

PAM JENKINS
Notary Public - Notary Seal
STATE OF MISSOURI
Taney County
06456915
My Commission Expires February 6, 2010

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $214,000.00.

Catherine B Baker

AFFIANT

Subscribed and sworn to before me
this 30th day of January, 2008.

NOTARY PUBLIC

My Commission Expires: 9-25-2010

JEANNE BURTON GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires September 25, 2010

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

Signature

State of Tennessee
County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES: 11/22/08

Notary's Seal

