03

Realty Title
Box 48

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $279,900.00

Affiant

Subscribed and sworn to before me, this 29th day of February, 2008.

Notary Public
My commission expires: 2/22/09

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

03-0801-35160

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Edward L. Baker, Jr. 104 Westwood Trace Nashville TN 37212	New Owner	104-14-0-B-004.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Lori Guimond, now Scott, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Edward L. Baker, Jr. and wife, Pamela T. Baker, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit No. 4, on the Plan of Westwood Trace Condominium Site, of record in Book 6200, Page 215, and as shown on the Master Deed of record in Book 6522, Page 322, Book 6889, Page 711, Instrument No. 20010720-0077359, and Instrument No. 20070620-0073748, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lori Guimond by Warranty Deed from Alicia M. Bird, dated 2/14/05, recorded 3/3/05, in Instrument No. 20050303-0023863, Register's Office for Davidson County, Tennessee. Lori Guimond having since married and now being known as Lori Guimond Scott.

Richard Scott, husband of Lori Guimond Scott, hereby joins in the execution of this instrument to convey his marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 104 Westwood Trace, Nashville, TN 37212

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 03/07/08 15:16 2 pgs
Fees:13.00 Taxes:1035.63
20080307-0023555

WITNESS my hand this 29th day of February, 2008.

Lori Guimond Scott

Richard Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lori Guimond Scott and Richard Scott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of February, 2008.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

My Commission expires 02/22/09