This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Darryll Hill
300 Chimney Hill
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
1st Mariner Bank
10065 Baltimore National Pike
Ellicott City, MD 21402

MAP	**142-8**
GROUP	**B**
PARCEL	**92.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mary E. Baker, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Darryll Hill and*Martha Hill**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

*wife,

Land in Davidson County, Tennessee, a condominium apartment being Unit No. 92 of Phase IV, on the Plan of Coronada Town Home Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan of record in Book 5200, page 217, Register's Office, Davidson County, Tennessee, to which property reference is hereby made for a more complete description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the said Condominium.

Being the same property conveyed to Mary E. Baker, unmarried by deed from Lance K. Evans and wife, Crystal Evans of record in Instrument no. 20020612-0071284, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2008 and subsequent years.

This is **improved** property known as **300 Chimney Hill, Nashville, Tennessee 37221.**

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, GRANTOR does covenants with the said GRANTEES that she is lawfully seized 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; and, GRANTOR, does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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: 04/24/08 09:08 2 pgs
Fees:13.00 Taxes:536.50
20080424-0041759

WITNESS my hand this the **4th** day of **April, 2008.**

Mary E. Baker, by Phillip Haynes

Mary E. Baker, by Phillip Haynes, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Phillip Haynes**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the attorney in fact for **Mary E. Baker, the bargainor,** and that as said attorney in fact he executed the within Warranty Deed by signing the name of **Mary E. Baker** as her free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of April, 2008.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of April, 2008.

NOTARY PUBLIC

My Commission Expires:

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 5, 2011