This Instrument Prepared By:
Watauga Title Company, Inc.
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 10-A

ADDRESS NEW OWNER:
Katharine H. Baker
2304 Ashwood Ave.
Nashville, Tennessee 37212

SEND TAX BILL TO:
Suntrust Mortgage, INC.
401 Commerce St., Ste. 6100
Nashville, TN 37219

MORTGAGEE:

MAP 104-15
GROUP
PARCEL 184

Davidson County DEEDWARR
Recvd: 07/01/08 13:08 2 pgs
Fees:13.00 Taxes:1794.50
20080701-0067788

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, **William E. Stack, III and wife, Hadley K. Cline Stack,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Katharine Baker, unmarried, and William G. Baker, Jr. and wife Mary Kay Kohles Baker, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being the west 35 feet of Lot No. 65 and the east 30 feet of Lot No. 66 on the Map of Sunset Park of record in Book 332, page 132, Register's Office, Davidson County, Tennessee.

Said parts of said lots front together 65 feet on the north side of Ashwood Avenue and run back between parallel lines 160.5 feet to a dead line.

Being the same property conveyed to William E. Stack, III and Hadley K. Cline (now Stack) by deed from Gregory A. Hastings and wife Beth W. Hastings and Grand Canyon Properties, LLC of record in Instr. 20010430-0043121, 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 **2304 Ashwood Ave., Nashville, Tennessee 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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their 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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

WITNESS our hands this the **27th** day of **June, 2008.**

William E. Stack, III

Hadley K. Cline Stack

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William E. Stack, III and wife, Hadley K. Cline Stack**, the bargainors, 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 within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 27th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 7.19.08

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $485,000.00.

AFFIANT

Subscribed and sworn to before me on this 27th day of June, 2008.

NOTARY PUBLIC

My Commission Expires: 7.19.08