PREPARED BY (AND RETURN TO):

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
202 Richard Jones Rd., Suite 220
Nashville TN 37215

WILKINS & IVEY
Attorneys at Law
104 Woodmont Blvd., Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 - Fax 292-8746

Christy Wilkins Ivey

Percy Wilkins, Jr. (of Counsel)

Davidson County DEEDWARR
Recvd: 08/18/08 15:49 2 pgs
Fees:13.00 Taxes:2923.00
20080818-0084858

W & I Ref:(DM) Title No: 49511
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Clark Baker Carolyn Baker 207 Belclaire Place Nashville, Tennessee 37205	AmTrust Bank 1111 Chester Ave, Ste 200 Cleveland, OH 44114

TAX MAP-PARCEL NUMBERS: 104140G11800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$790,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John R. Doss, III and wife, Diana J. Doss**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Clark Baker and Carolyn Baker, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Whitworth Phase 2 of record in Book 7900, page 470, Register's Office for said County to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Diana J. Doss, married by warranty deed from R. Timothy Sinks and wife, Darlene D. Sinks dated Oct 5, 2001 and recorded on Oct. 12, 2001 of record in Doc No. 20011012-0111348, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 16, 2006 and recorded on June 21, 2006 of record in Doc. No. 20060621-0074104, said Register's Office, subject property was conveyed to John R. Doss, III and wife, Diana J. Doss.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2008, and subsequent years; The Plan, with Owner's Certificate, of record in Book 7900, Page 470, said Register's Office, which Plan shows a minimum building setback lines and easement to which Plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 8026, page 305, Book 8282, page 45, Book 8830, page 249, Book **8830, page 270, Book 9144, page 153, Book 9778, page 27, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.**

This is improved property, known as: 207 Belclaire Place, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of August, 2008.

John R. Doss, III

Diana J. Doss

State of TENNESSEE

County of DAVIDSON

On this 14th day of August, 2008 , before me the undersigned authority, personally appeared John R. Doss, III and Diana J. Doss , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: My Commission Expires May 2, 2011

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $790,000.00

Affiant

Sworn and subscribed before me this the 14th day of August, 2008

My Commission Expires: 3-21-09

LAURA B RININGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public