WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

Subscribed and sworn to before me, this 14th DAY OF August, 2009.

Notary Public

MY COMMISSION EXPIRES: 9/3/12

(AFFIX SEAL)

ADAM LAFEVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

R-MLC-09-1317

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gary D. Baker	Merrill Lynch Credit Corp	
1317 Holly Street	(NAME) 1 Mortgage Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Mt. Laurel, NJ 08054	83-9-482.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we G & M PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY D. BAKER AND LAURA BAKER, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF RESUBDIVISION OF LOTS 11, 12, 13 AND 14 EAST EDGEFIELD ADD., PRIESTS SUBDIVISION, OF RECORD IN BOOK 5190, PAGE 380, REGISTER'S OFFICE FOR SAID COUNTY. SAID LOT NO. 2, WHICH IS A CORNER LOT, FRONTS 59.67 FEET ON THE NORTHERLY MARGIN OF HOLLY STREET AND FRONTS 84.07 FEET ON THE WESTERLY MARGIN OF SOUTH FOURTEENTH STREET, SAID FRONTAGES BEING JOINED BY A CURVE HAVING A LENGTH OF 39.10 FEET AND EXTENDS BACK 84.07 FEET ON THE NORTHERLY LINE AND 108.90 FEET ON THE WESTERLY LINE TO A POINT OF INTERSECTION.

BEING THE SAME PROPERTY CONVEYED TO G & M PROPERTIES, LLC BY WARRANTY DEED FROM BILLIE WRIGHT FERGUSON, SUCCESSOR TRUSTEE OF THE MARCOM LIVING TRUST DATED OCTOBER 5, 2000, A CORPORATION, RECORDED ON THE 1ST DAY OF JULY, 2009 IN INSTRUMENT NO. 20090701-0061472, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5190, PAGE 380, REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 1317 Holly Street, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans: T20090056420 DEEDWARR
Recvd: 08/18/09 13:51 2 pgs
Fees: 13.00 Taxes: 758.50

20090818-0077704

Witness my/our hand(s) this 14th day of August, 2009.

G & M Properties, LLC

BY: _____
John T. Gleaves, Chief Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 14th day of August, 2009, before me personally appeared John T. Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Chief Member of G & M Properties, LLC, the within named bargainor, a limited liability company, and that he/she as such Chief Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 14th day of August, 2009.

_____
Notary Public

ADAM LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

My Commission Expires: 9/3/12

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903