Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Rebecca T. Garland, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20090064098 DEEDWARR
Recvd: 09/18/09 14:33 3 pgs
Fees:18.00 Taxes:925.00
20090918-0087430

ADDRESS NEW OWNER:
Grace Marietta Lovell
1808 Russell St
Nashville, TN 37206

SEND TAX BILL TO:
Owner

MORTGAGEE:

MAP **83-14**
GROUP
PARCEL **142**

,

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Gary C. Baker,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Grace Marietta Lovell**, hereinafter called the GRANTEE, her 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 Lot No. 62 of Block "B" on the Map of Priest Home Place, of record in Plat Book 161, page 102, Register's Office, Davidson County, Tennessee.

Said Lot No. 62 fronts 50 feet on the south side of Russell Street and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Gary C. Baker by deed dated from Norris S. Williams of record in Instrument no. 20080829-0088617, 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 2009 and subsequent years.

This is **improved** property known as **1808 Russell Avenue, Nashville, Tennessee 37206.**

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, her heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he 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 himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

WITNESS my hand this the **11th** day of **September, 2009.**

Gary C. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Gary C. Baker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 11th day of September, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of September, 2009.

Rebecca T. Garland
NOTARY PUBLIC

My Commission Expires: 5/6/2013