WARRANTY DEED

JOHN C. LEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

B-JTG-09-929

STATE OF Tennessee

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF December, 2009.

Notary Public

MY COMMISSION EXPIRES: 7-24-10

(AFFIX SEAL)

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
Ibolyka Fuleki	Ibolyka Fuleki	
	(NAME)	
	← 902 Russell Street	
(ADDRESS)	(ADDRESS)	
	← Nashville TN 37206	08216017400
(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, I/we WILLIAM A. BAKER, III, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto IBOLYKA FULEKI AND HUSBAND, SANDOR FULEKI, 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 PART OF LOT NO. 100 ON THE PLAN OF BARROWS' ADDITION TO EDGEFIELD, CHANCERY COURT AT NASHVILE, AND PART OF LOT NO. 54 ON THE PLAN OF PAYNE'S ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 21, PAGE 70, REGISTER'S OFFICE FOR SAID COUNTY AND PART OF PAYNE STREET, CLOSED AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF FATHERLAND STREET, THE SOUTHWEST CORNER OF THE LOUISE MILLER PROPERTY AS RECORDED IN BOOK 579, PAGE 376, REGISTER'S OFFICE FOR DAVIDSON COUNTY; THENCE WITH MILLER'S WESTWARDLY LINE, NORTHWARDLY 170 FEET, MORE OR LESS, TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH SAID ALLEY, WESTWARDLY 50 FEET TO THE NORTHEAST CORNER OF THE MATTIE D. PIERCE TATE PROPERTY AS RECORDED IN BOOK 702, PAGE 693, REGISTER'S OFFICE FOR DAVIDSON COUNTY, THENCE WITH TATE'S EASTERLY LINE, SOUTHWARDLY 170 FEET, MORE OR LESS, TO THE NORTHERLY MARGIN OF FATHERLAND STREET; THENCE WITH SAID STREET, EASTWARDLY 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO WILLIAM A. BAKER, III BY DEED FROM JOSEPH N. DIETZEN, III OF RECORD IN INSTRUMENT 200705040053975 ON 04/17/2007 AND FILED FOR RECORD ON 05/04/2007, REGISTER'S OFFICE FOR DAVIDSON COUNTY.

unimproved ( )

This is improved (X) property, known as 929 FATHERLAND STREET, NASHVILLE, Tennessee 37206-3708

(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:T20090083410 DEEDWARR
Recvd: 12/10/09 10:52 2 pgs
Fees:13.00 Taxes:555.00

20091210-0112898

Witness my/our hand(s) this 4th day of December, 2009.

William A. Baker, III

STATE OF Tennessee
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William A. Baker, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of December, 2009.

Notary Public

My Commission Expires: 7-24-10

(SEAL)



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