BILL GARRETT, Davidson County
Trans:T20100018210 DEEDWARR
Recvd: 03/29/10 13:38 2 pgs
Fees:13.00 Taxes:333.00
20100329-0023301

PREPARED BY (AND RETURN TO):

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. (retired)*

W & I Ref:(DM) Title No: 50412
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Nicholas Van Allen Baker 2019 Rosecliff Drive Nashville, Tennessee 37206	SAME

TAX MAP-PARCEL NUMBERS: 08304001800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$90,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Yoland Jones, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Nicholas Van Allen Baker** 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. 130, on the Plan of Rosebank Park, of record in Book 1835, Page 26, Register's Office for said County.

SAID Lot No. 130 fronts 70 feet on the northerly margin of Rosecliff Drive and extends back 180.3 feet on the easterly line and 157.3 feet on the westerly line to a dead line in the rear, measuring 73 feet thereon.

BEING the same property conveyed to Yoland Jones and Lasell Jones by Warranty Deed from Jack Kemp, Secretary of Housing and Urban Development, dated November 2, 1992 and recorded on November 12, 1992 of record in Book 8783, Page 918, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 23, 1998, recorded on March 23, 1998, of record in Book 10849, Page 886, said Register's Office, the said Lasell Jones conveyed his interest in subject property to Yoland Jones.

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

This conveyance is subject to: Taxes for 2010, and subsequent years; The Plan, with Owner's Certificate, of record in Book 1835, Page 26, said Register's Office, which Plan shows a 60 foot minimum building setback line from Rosecliff Drive and a 10 foot easement for public utility purposes along the rear line of said lot; Restrictive Covenants of record in Book 2041, Page 35, said Register's Office.

This is improved property, known as: 2019 Rosecliff Drive, 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, 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 26th day of March, 2010.

Yoland Jones

State of TENNESSEE
County of DAVIDSON

On this 26th day of March, 2010 , before me the undersigned authority, personally appeared Yoland Jones, 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: 9-8-13

Notary

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $90,000.00

Affiant

Sworn and subscribed before me this the 26th day of March, 2010

Notary Public

My Commission Expires: 9/8/2013

DEBORAH H. BERRIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.