THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 10040280**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $246,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2010. Notary Public My Commission Expires: May 5, 2012

BOX 50-B
PREPARED BY:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203
RETURN TO:

PRISCILLA C. URBANEK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner: Kenneth P. Baker and Andrea M. Baker 1118 Granada Avenue Nashville TN 37206	Send Tax Bills To: ~~New Owner~~ Avenue Bank 111 10th Avenue S. #400 Nashville, TN 37215	Tax Information: Tax Parcel ID No. 083-01 401.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Marcie A. Douget Anderson and William J. Anderson, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kenneth P. Baker and wife, Andrea M. Baker** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 46, J.B. HANCOCK'S EAST END ADDITION, as shown on plat of record in Plat Book 57, Page 133, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Being the same property conveyed to Marcie A. Douget, unmarried and William J. Anderson, unmarried, joint tenants with right of survivorship by Warranty Deed from Johnny D. Bolton and Virginia C. Bolton, husband and wife, recorded on the 21st day of August, 2006 in Instrument No. 20060821-0102848, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.B. HANCOCK'S EAST END ADDITION, as recorded in Plat Book 57, Page(s) 133.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1118 Granada Avenue Nashville TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20100027295 DEEDWARR
Recvd: 05/06/10 14:17 2 pgs
Fees:13.00 Taxes:910.20
20100506-0034707

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of May, 2010.

Marcie A. Douget Anderson

William J. Anderson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Marcie A. Douget Anderson and William J. Anderson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of May, 2010.

Notary Public

My Commission Expires: 11/22/10

William T. Chapman, IV
State Of Tennessee Notary Public
Davidson County