WARRANTY DEED

R-BAKER-10-0701

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,900.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF June, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/07/2012
(AFFIX SEAL)

DAVID DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica C. Egnoski	First Tennessee Bank, NA	
701 South 13th Street (ADDRESS)	(NAME) 1 Mortgage Way (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Mount Laurel, NJ 08054 (CITY) (STATE) (ZIP)	94-1-204.00

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 GARY C. BAKER, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JESSICA C. EGNOSKI , AN UNMARRIED WOMAN, 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 160, PAYNE, BLAKEMORE AND CUMMINGS' ADDITION TO EAST NASHVILLE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 57, PAGE 70, 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 DONALD E. WALTON AND WIFE, DOROTHY M. WALTON BE DEED OF RECORD IN BOOK 5249, PAGE 747, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. DOROTHY M. WALTON, HAVING PREDECEASED DONALD E. WALTON WHO HAS SINCE DIED INTESTATE LEAVING DONNA BUTLER, LENON E. WALTON, LARRY WALTON SR., SHIRLEY ADAMS AND MARGARET WALTON AS HEIRS AT LAW AS EVIDENCED BY AFFIDAVIT OF HEIRSHIP RECORDED SIMULTANEOUSLY HEREWITH IN INSTUMENT NO. 20100208-0009644 AND 20100208-0009645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING THE SAME PROPERTY CONVEYED TO GARY C. BAKER BY QUITCLAIM DEED FROM DONNA BUTLER, LENON E. WALTON, LARRY WALTON SR., SHIRLEY ADAMS AND MARGARET WALTON, RECORDED ON THE 8TH DAY OF FEBRUARY, 2010 IN INSTRUMENT NO. 20100208-0009646, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2010 PROPERTY TAXES; B) INSTRUMENTS OF RECORD IN BOOK 57, PAGE 70; SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 701 South 13th 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:T20100037896 DEEDWARR
Recvd: 06/22/10 09:33 2 pgs
Fees:13.00 Taxes:576.83
20100622-0048580

Witness my/our hand(s) this 15th day of June, 2010.

Gary C. Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary C. Baker, 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 15th day of June, 2010.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

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

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.