WARRANTY DEED

R-JG-09-1309A

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $203,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF July, 2010

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Gary D. Baker	F&M Bank	
2024 Kingbury Drive	(NAME) 10 Cadillac Way #100	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Brentwood, TN 37027	83-9-262.00
(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, we G&M PROPERTIES, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto GARY D. BAKER AND LAURA B. BAKER, HUSBAND AND WIFE, 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 1, EAST EDGEFIELD ADD. PRIEST'S SUBDIVISION, RESUBDIVISION OF LOTS 11, 12, 13 AND 14, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5190, PAGE 380, 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 G&M PROPERTIES, LLC BY WARRANTY DEED FROM PALADIN PROPERTIES, LLC, RECORDED ON THE 20TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081120-0114424, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO G&M PROPERTIES, LLC BY WARRANTY DEED FROM PALADIN PROPERTIES, LLC, RECORDED ON THE 20TH DAY OF NOVEMBER, 2008 IN INSTRUMENT NO. 20081120-0114424, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 1309 Holly 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:T20100048192 DEEDWARR
Recvd: 08/05/10 08:20 2 pgs
Fees:13.00 Taxes:751.10
20100805-0061558

Witness my/our hand(s) this 29th day of July, 2010.

G&M Properties, LLC

BY:_____
John Gleaves, Chief Member

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of July, 2010, before me personally appeared John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Member of G&M Properties, LLC, the within named bargainor, a limited liability company, and that he as such Chief Member executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of July, 2010.

_____
Notary Public

My Commission Expires: 05-10-12

KAZ SERMSAI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 10, 2012

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