WARRANTY DEED

THIS INSTRUMENT PREPARED BY Rick Piliponis, Music City Title & Escrow, LLC, 116 Third Avenue South, Nashville, TN 37201		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Bonnie Kirby** **702 Pebble Springs Drive** **Franklin, TN 37067**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **083 13 0 068.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

204 S. 14th St. Trust

HEREINAFTER called the GRANTORS, have bargained and sold, and by these presents does transfer and convey unto

Bonnie Kirby

HEREINAFTER called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson County,** State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly 50 feet of the easterly 160 feet of Lot No. 1 on the Map of Spring Park Subdivision, as of record in Book 57, page 134, Register's Office for Davidson County, Tennessee. Said part of Lot No. 1 fronts 50 feet on the westerly side of South 14th, formerly Division Street, and runs back between parallel lines, parallel with and 150 feet north of the northerly margin of Fatherland Street 160 feet to an alley.

Being the same property conveyed to 204 S. 14th St. Trust, by Quitclaim Deed from Gary C. Baker, of record in Instrument number 20110110-0002749, Register's Office for Davidson County, Tennessee.

This is improved property known as **204 S. 14th Street, 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, his heirs and assigns, forever. And it does covenant with the said GRANTEE, that we are lawfully seized and possessed of the said land in Fee Simple; have a good right to convey it, and the same is unencumbered. And it does further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND this the 26 day of April, 2011.

BILL GARRETT, Davidson County
Trans:T20110024832 DEEDWARR
Recvd: 04/27/11 15:08 2 pgs
Fees:13.00 Taxes:370.00
20110427-0032321

Gary C Baker
204 S. 14th St. Trust
By: Gary C. Baker, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, **Gary C. Baker,** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument as Trustee for the 204 S. 14th St. Trust for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 26 day of April 2011.

NOTARY PUBLIC
My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $100,000.00.

AFFIANT

Sworn to and subscribed to before me this 26 day of April, 2011.

NOTARY PUBLIC

My Commission Expires: 10.16.11

LAURA D. PERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY