Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110051339 DEEDWARR
Recvd: 08/19/11 14:54 2 pgs
Fees:13.00 Taxes:1280.11
20110819-0064476

39-B
File #11-1219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Lovelace Baker and wife, Ruth H. Baker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Philip Morgan** 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 being located in Davidson County, Tennessee, Being Lot no. 8, Block "E", on the plan of W.M. Cantrell's Subdivision or record in Plat Book 332, Page 85, Register's Office of Davidson County, Tennessee. to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to William Lovelace Baker and wife, Ruth H. Baker from Martin Construction Company, a partnership, by Warranty Deed dated October 13, 1950, as recorded in Book 1907, Page 55, Register's Office of Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 610 Wilson Blvd., Nashville TN, 37215.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has 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. 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.

WITNESS THE EXECUTION HEREOF this 17th day of August, 2011.

William Lovelace Baker

Ruth H. Baker

State of Tennessee)
County of Davidson)

On this 17th day of August, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William Lovelace Baker and Ruth H. Baker, the bargainor(s), 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.

Notary Public

My Commission Expires: 7-8-13

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 345,975.00.

X James Philip Morgan
Affiant

Sworn and subscribed before me on this the 17th day of August, 2011.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
James Philip Morgan	Owner	116-04-0-177.00

MAIL TO:
P.O. Box 50827
NASHVILLE TN
37205