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

39-B
File #11-1325

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 **Michael T. Baker and wife, Wendy P. Baker**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward A. White and wife, Jessica White**, 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 lying in Davidson County, Tennessee, being the easterly 60 feet of the northerly part of Lot 13, and the westerly 40 feet of the northerly part of Lot 14, on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, dated May ___, 1910, as follows:

Beginning on the northerly margin of Hampton Avenue at a point 850 feet west of the centerline of 23rd Avenue South; thence with the northerly margin of Hampton Avenue westerly 100 feet; thence northwardly and parallel to the dividing line between Lots 13 and 14, 344 feet, more or less, to the southerly line of Lot 7; thence with the southerly line of Lots Nos. 7 and 6, easterly 100 feet; thence southwardly 343.6 feet, more or less, to the point of beginning.

Being the same property conveyed to Michael T. Baker and wife, Wendy P. Baker by deed from Danny J. Hurwitz and wife, Mildred A. Hurwitz dated May 16, 2002 of record as Instrument Number 20020520-0061591, Register's Office for 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: 2314 Hampton Avenue, 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 9th day of December, 2011.

X _____
Michael T. Baker

X _____
Wendy P. Baker

BILL GARRETT, Davidson County
Trans:T20110078888 DEEDWARR
Recvd: 12/13/11 14:45 2 pgs
Fees:13.00 Taxes:5235.50
20111213-0097098

State of Tennessee)
County of Davidson)

On this 9th day of December, 2011, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Michael T. Baker and Wendy P. 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: $ 1,415,000.00.

Affiant

Sworn and subscribed before me on this the 9th day of December, 2011.

Notary Public

My Commission Expires: 7-8-13

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Edward A. White	First Tennessee Bank	117-6-54
2314 Hampton Avenue	300 Court Ave 3rd Floor	
Nashville, TN 37215	Memphis, TN 38103	