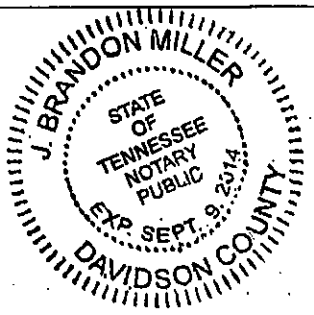
BILL GARRETT, Davidson County
Trans:T20120019393 DEEDWARR
Recvd: 03/16/12 15:45 2 pgs
Fees:12.00 Taxes:0.00
20120316-0022846

Corrective Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $526,500.00.

Carmen Coats
Affiant

Subscribed and sworn to before me, this the 16th day of March, 2012.

J Brandon Miller
Notary Public

My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Richard Dudley Baker, Jr. Constance M. Baker	Avenue Bank 3823 Cleghorn Avenue Nashville, TN 37215	
4319 Esteswood Dr.		130-08-6.00
Nashville, TN 37215		

This Corrective Warranty Deed is being executed and recorded to make clear that Joanna Hayes, spouse of J. Michael Hayes, the Grantor(s), joins in the conveyance for the purpose of expressly conveying/waiving any marital or homestead rights. Moreover, Grantor(s) never resided in the real property described below:*

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **J. MICHAEL HAYES, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICHARD DUDLEY BAKER, JR. AND WIFE CONSTANCE M. BAKER**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot No. 21 on the Plan of Esteswood Estates, as of record in Book 1835, Page 101, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Michael Hayes by deed from Michael W. Hayes and wife Catherine Anne Carson of record in Instrument 201201130004196, Register's Office for Davidson County, Tennessee, dated January 13, 2012. And being the same property conveyed to Michael W. Hayes and wife Catherine Anne Carson by deed from Russ Porter, unmarried of record in Instrument 200407160085260, Register's Office for Davidson County, Tennessee, dated July 12, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

** Neither Grantor nor Grantor's spouse ever resided in the subject property.*

This is improved property known as 4319 Esteswood Dr., 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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of February, 2012.

J. Michael Hayes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named J. Michael Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

CONNIE AUSTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and seal this 8 day of March, 2012.

Connie Austin
Notary Public

My Commission Expires: 5-8-12

Joanne Hayes, spouse of J. Michael Hayes, joins in the execution of this instrument for the purpose of consenting to the transaction and waiving any right, claim or interest of every kind, character and description he might have in said property, or may hereafter acquire, including but not limited to homestead, equity of redemption, any interest in the real property as all or part of an elective share of a surviving spouse, and any marital claim, interest or right that might be provided to a spouse by the laws of the State of Tennessee.

Joanne Hayes

STATE OF FL
COUNTY OF Palm Beach

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joanne Hayes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 12 day of March, 2012.

Anna Marie Geheb
Notary Public

My Commission Expires:

ANNA MARIE GEHEB
Notary Public - State of Florida
My Comm. Expires May 11, 2016
Commission # EE 161741
Bonded Through National Notary Assn.