Box 2

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER. FOR THIS TRANSFER IS $124,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 25th day of May, 1999.

Notary Public

BETTY HODGES NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

My Commission Expires: 3/10/2003

My Commission Expires 3/10/2003

**WARRANTY DEED**

**THIS INSTRUMENT WAS PREPARED BY**

Sidwell & Barrett, P.C.
121 First Avenue South, Ste 200
Franklin, TN 37064

BOOK 11504 PG. 31

ADDRESS NEW OWNER(S) AS FOLLOWS:
Katherine B. Severino
8045 Arbor Drive
Nashville, Tennessee 37221

2302 06/01 01:01 03CHECK

469.80

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 128-14

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **David M. Baker and wife, Robin T. Baker** hereinafter referred to as Grantor, hereby transfers and conveys to **Katherine B. Severino** hereinafter referred to as 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 Lot No. 122 on the Plan of Harpeth Park Subdivision, Section Three, recorded in Book 4175, page 14, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to David M. Baker and wife, Robin T. Baker by deed from Robert D. Sherwood and wife, Linda S. Sherwood of record in Book 8631, page 119 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, restrictions, easements, and all other matters of record in the Register's Office of Davidson County, Tennessee.

Taxes for the year 1999, and subsequent years, a lien, not yet due and payable.

This is improved property known as 8045 Arbor Drive, Nashville, Tennessee 37221.

**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 I do covenant with the said **GRANTEE** that I am 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 do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, his 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 my hand this 25th day of May, 1999.

BOOK 11504 PG. 32

David M Baker

**David M. Baker**

Robin T Baker

**Robin T. Baker**

**STATE OF TENNESSEE**
**COUNTY OF Davidson**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named David M. Baker and wife, and Robin T. Baker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 1999.

Notary Public

DONALD R. BARRETT
NOTARY PUBLIC
AT LARGE
WILLIAMSON COUNTY

1/15/01

My Commission Expires

05937799

IDENTIFICATION REFERENCE

99 JUN -1 PM 4:35

WILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 11504 PG. 33

CAMT

| | | | | | |
|---|---|---|---|---|---|
| CO | - CONVEYANCE | CC | - CERTIFIED COPY | MISC | - MISC~~124000.00~~ |
| MO | - MORTGAGE | REL | - RELEASE | CO TX | - STATE TAX CONVEY |
| WD | - WARRANTY DEED | UCC | - UNIFORM COMMERCIAL CODE | MO TX | TOTAL STATE TAX MORT |
| TD | - TRUST DEED | CFEE | - COMPUTER FEE | PRFEE | - PR~~124000.00~~ |

CHECK

~~124000.00~~

06/01/99 01 16:40 0001 3303

0593799

IDENTIF. & REFERENCE

99 JUN -1 PM 4:35

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

WDEED

124000.00
CON TX 458.80
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 469.80

~~124469.80~~

CHECK

~~124469.80~~

06/01/99 01 16:39 0001 3302

469.80

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No. ~~1467~~ 467834**

WDEED

~~124000.00~~