WARRANTY DEED

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,500.00**

Cindy N. Hoskins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **29TH** DAY OF **MARCH, 2000.**

Notary Public

MY COMMISSION EXPIRES: February 18, 2001.
(AFFIX SEAL)

KIMBERLY A. HUTCHERSON NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

Instr:200004060034658 Page: 1 OF 2
REC'D FOR REC 04/06/2000 9:27:31AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $268.25

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cindy N. Hoskins	**AmSouth Bank**	**62-13-65**
(NAME) **1602 Riverwood Drive**	(NAME) **2050 Parkway Office Circle**	
(ADDRESS) **Nashville, TN 37216**	(ADDRESS) **Birmingham, AL 35244**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Buford David Baggott and Edward Andrew Baggott**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Cindy N. Hoskins, a single woman**, HEREINAFTER CALLED THE GRANTEES, 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 parts of Lots Nos. 35, 36, 37 of Block "G" on the map of Country Club Estates, as of record in Book 843, Page 95, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, April 14, 1949, as follows:

BEGINNING on the westerly margin of Williams Ferry Road, 186.4 feet south of the northwest corner of Lot NO. 37; thence with the westerly margin of said Road, southwardly 130 feet: thence westwardly 190.59 feet to the easterly line of Lot No. 5; thence with easterly line of Lots Nos. 4 and 5, northwardly 34.9 feet; thence eastwardly 139.97 feet to the westerly margin of Williams Ferry Road, the point of beginning.

Being the same property conveyed to Buford David Baggottand Edward Andrew Baggott by deed of record in Book 11567, Page 709, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Title vests in Buford David Baggott and Edward Andrew Baggott by virtue of that certain Last Will Testament of Joan S. Baggott of record in Book 11567 Page 709

This instrument is executed on behalf of Edward Andrew Baggott by Buford David Baggott as his Attorney-In-Fact pursuant to recorded Power of Attorney simultaneously herewith in the Register's Office for Davidson County, Tennessee.

This is improved / unimproved X property, known as **1602 Riverwood Drive, Nashville, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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/our hand(s) this 29th day of March, 2000.

Buford David Baggott
Buford David Baggott

Edward Andrew Baggott
Edward Andrew Baggott
by Buford David Baggott A/F

On this 3/29/2000 before me personally appeared Buford David Baggott, the person who executed the foregoing instrument on behalf of Edward Andrew Baggott, and acknowledged that he executed the same as the free act and deed of the said Edward Andrew Baggott, through Power of Attorney granted Buford David Baggott, by the said Edward Andrew Baggott.

Notary Public

KIMBERLY H. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Commission Expires: 2/18/01

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 BUFORD DAVID BAGGOTT bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ANTIOCH, TENNESSEE, this 29TH day of MARCH, 2000.

KIMBERLY H. PARKER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

Notary Public

Commission expires:2/18/01