Instr:200004120036876 Page: 1 OF 3
REC'D FOR REC 04/12/2000 11:00:28AM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $453.87

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

26B

Eckhardt Exchange Corp.,Trustee	New Owner	
for 2952 Baby Ruth Land Trust		MAP:163-00-0
P.O. Box 271		PARCELS: 181.00
Antioch Tennessee 37011		and 283

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-03-10006]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Sharon Andrew Woolf, unmarried, and Amber J. Caldwell, unmarried, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto, Eckhardt Exchange Corp., a Tennessee Corporation, Trustee for 2952 Baby Ruth Land Trust (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I
Being a particular parcel of land located in the 2nd Civil District of Davidson County, Tennessee, and also being a portion of the Grady P. Ghee property as of record in Book 1282, page 223, Register's Office for Davidson County, Tennessee, and being further described as follows, according to an unrecorded survey by McConnell Engineering dated May 12, 1978.

Beginning at a point located in the southerly margin of Baby Ruth Lane; said point being 1188 feet more or less from the easterly margin of Mount View Road; thence 212.18 feet around a curve having a radius of 533.19 feet to the southwest corner of the Drake property; thence, with Drakes line, S 32 deg. 51' 57" E a distance of 100.00 feet to a point; thence, N 57 deg. 08' 03" E a distance of 13.00 feet to a point; thence S 32 deg. 51' 57" E a distance of 10.00 feet to a point; thence S 57 deg. 08' 03" W, a distance of 13.00 feet to a point; thence, S 32 deg. 51' 57" E, a distance of 108.29 feet to a point; thence, S 57 deg. 03' W a distance of 68.61 feet to a point; thence, N 42 deg. 52' W, a distance of 36.74 feet to a point; thence, S 47 deg. 15' W, a distance of 61.09 feet to a point; thence, N 55 deg. 00' W, a distance of 92.65 feet to a point of beginning and containing 0.80 acres more or less.

Being a portion of the same property conveyed to Amber J. Caldwell and Sharon Andrew, by Installment Deed from Grady P. Ghee, Sr. and wife, Bertha L. Ghee, of record in Book 5398, page 763, Register's Office for Davidson County, Tennessee.

Tract II
Being a portion of the Grady P. Ghee property as recorded in book 1282, page 223, Register's Office for Davidson County, Tennessee, said property being located in the 2nd Civil District of Davidson County, Tennessee, and being further described by metes and bounds as follows;

Commencing at a point located in the southerly margin of Baby Ruth Lane, said point being 1188 feet more or less, east of the easterly margin of Mt. View Road and also being the northwesterly corner of the property conveyed to Sharon Wolf and Amber Caldwell as recorded in Book 5398, page 793, Register's Office for Davidson county, Tennessee; thence along the westerly line of the aforementioned Wolf and Caldwell property; S 55 deg. 00" E a distance of 192.65 feet to the point of beginning; N 47 deg. 15" E a distance of 61.09 feet to a point; thence S 42 deg. 57" E a distance of 36.74 feet to a point; thence N 57 deg. 03' E a distance of 68.61 feet to a point; thence S 32 deg. 51' 57" E a distance of 137.62 feet to a point; thence N 32 deg. 51' 57' W a distance of 318.00 feet to a point of beginning and containing 0.993 acres of land.

Being the same property conveyed to Sharon Andrew Woolf, unmarried, and Amber J. Caldwell, unmarried, by Warranty Deed from Iva L. Ghee, a widow, of record in Book 5766, page 154, Register's Office for Davidson County, Tennessee.

Sharon Andrew and Sharon Andrew Woolf are one and the same person.

This conveyance is subject to:

1. **Taxes for the year 2000 and subsequent years,**
2. **Easement to American Telephone and Telegraph of record in Book 1229, page 5, Register's Office for Davidson County, Tennessee.**
3. **Ingress Egress easement of record in Book 3765, page 103, Register's Office for Davidson County, Tennessee.**
4. **Easement of record in Book 3843, page 727, Register's Office for Davidson County, Tennessee.**
5. **Electrical Permit of record in Book 4572, page 995 and Book 4591, page 552, Register's Office for Davidson County, Tennessee.**

This is improved property known as **2946 Baby Ruth Lane Antioch Tennessee 37013.**

[STATE OF TENNESSEE)]
[COUNTY OF DAVIDSON]
[ ]
[The actual consideration or value, whichever is greater for this]
[transfer is $122,667.00.]
[ ]
[ ]
[Subscribed and sworn to before me this]
[6th day of April, 2000.]
[ ]
[ ]
[My Commission Expires: 11/29/03]

Affiant

Notary Public

AMY D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 6th day of April, 2000.

Amber J. Caldwell

Sharon Andrew Woolf

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 6th day of **April,** 2000, before me personally appeared Amber J. Caldwell and Sharon Andrew Woolf, to me known to be the persons who executed the foregoing instrument and acknowledged that **they** executed the same as **their** free act and deed

WITNESS my hand and official seal at Nashville, Tennessee, this 6th day of April, 2000.

NOTARY PUBLIC

DONALD E. KNIFFEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

My Commission Expires: 1-25-2003