Instr:200004120037093 Page: 1 OF 2
REC'D FOR REC 04/12/2000 1:46:47PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $321.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 7th day of April, 2000.

Notary Public

My Commission Expires: 9-11-2001

RUSSELL JOHN MCCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:

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

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kenneth W. Baker and Ruby D. Baker
~~7029 Bonnavent Drive~~ 4010 Plantation Drive
Hermitage, Tennessee 37076

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 074-08-0-041.00

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, **Johnny Wayne Dedrick, and wife, Judy A. Dedrick** hereinafter referred to as Grantors, hereby transfers and conveys to **Kenneth W. Baker and wife, Ruby D. Baker** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

BEING Lot No. 790 on the Plan of Hermitage Hills, Section 7, of record in Plat Book 3300, Page 62 and 63, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Johnny Wayne Dedrick and wife, Judy A. Dedrick by Warranty Deed from Nelson W. Eagle and wife, Beverly J. Eagle of record in Book 5322, Page 930, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

If improvements are completed after January 1, of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statue. We assume not liability for taxes assessed by correction pursuant to the provisions of T.C.A. 67-5-603 et seq.

The Plan of record in Book 3300, Page 62 & 63, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Book 3399, Page 446, Book 3404, Page 165, and in Book 3576, Page 273, Register's Office for Davidson County, Tennessee.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 7029 Bonnavent Drive, Hermitage, Tennessee 37076

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 I do covenant with the said **GRANTEES** 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 **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 hand this 7th day of April, 2000.

Johnny Wayne Dedrick

Johnny Wayne Dedrick

Judy A Dedrick

Judy A. Dedrick

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 Johnny Wayne Dedrick, and wife,, and Judy A. Dedrick, 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 7th day of April, 2000.

Notary Public

RUSSELL JOHN McCANN NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

9-11-2001

My Commission Expires

01612-JC