THIS INSTRUMENT PREPARED BY:
J. Michael Morgan
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375

Instr:200005160049281 Page: 1 OF 3
REC'D FOR REC 05/16/2000 1:35:49PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $571.65

WARRANTY DEED

Name and Address of New Owner:
Toby B. Baker and Andrea L. Baker
1016 Hickory Hollow Drive
Nashville, Tennessee 37221

Send Tax Bills To:
Pulte Mortgage Corporation
7475 South Joliet Street
Englewood, Colorado 80112

Street Address of Subject Property:
1016 Hickory Hollow Road
Nashville, Tennessee 37221

Map-Parcel No:
Map 128-09
Parcel 7.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **CHARLES T. HUTCHINS AND WIFE, REBECCA S. HUTCHINS** hereinafter called **"GRANTORS"** have bargained and sold, and by these presents do transfer and convey unto **TOBY B. BAKER AND WIFE, ANDREA L. BAKER,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 43 on the Plan of Bellevue Manor Subdivision of record in Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed to Charles T. Hutchins and wife, Rebecca S. Hutchins, by Deed from Curtis E. Goodwin, Jr. and wife, Sherrie M. Goodwin, of record in Book 10569, page 9, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following:

1. 2000 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and

2. All matters shown on the Plan of record in Book 3600, pages 32 and 33, Register's Office for Davidson County, Tennessee.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, 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 our hands this 15th day of May, 2000.

Charles T. Hutchins

CHARLES T. HUTCHINS

Rebecca S. Hutchins

REBECCA S. HUTCHINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 15th day of May, 2000, before me personally appeared Charles T. Hutchins and wife, Rebecca S. Hutchins , to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as their free act and deed.

J. Michael Morgan

Notary Public

My Commission Expires: NOTARY PUBLIC AT LARGE J. Michael Morgar My Commission Expir July 28, 2001

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $154,500.00

Affiant

Subscribed and sworn to before me, this the 15TH day of May, 2000.

NOTARY PUBLIC

My commission expires:

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 28, 2001