PREPARED BY (AND RETURN TO):

WILKINS & IVEY
Attorneys At Law

Parklane Building, Suite 109
5200 Maryland Way
Brentwood, Tennessee 37027
Ph. (615) 507-2004 - Fax. 507-2002
E-mail: *wilkinsandivey@bellsouth.net*

W & I Ref: (sk) Title No: 41687
Dav. Co. File: Box 8

Instr:20000601005461 7 Page: 1 OF 2
REC'D FOR REC 06/01/2000 2:09:57PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $392.20

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Brenda Winchester Baker 402 Huntington Ridge Nashville, TN 37221	Suntrust Bank 201 Fourth Avenue North Nashville, TN 37219

TAX MAP-PARCEL NUMBERS: 161-11-A-60

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$ 106,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jason D. Fox and spouse, Rebecca S. Palk-Fox,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Brenda Winchester Baker,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Unit No. 60 on the Plan of Huntington Ridge Townhouses of record in Book 4675, page 9, said Register's Office, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Jason D. Fox and Rebecca S. Palk, both unmarried with right of survivorship by deed from Sandra Ferguson Rueff, a/k/a Sandra F. Rueff, unmarried of record in Book 10988, page 428, Register's Office for Davison County, Tennessee. The said Rebecca S. Palk has since been married and is now known as Rebecca S. Palk-Fox.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2000, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 4675, Page 9, said Register's Office, which Plan shows ; The Declaration of Covenants, Conditions and Restrictions of record in Book 4729, page 687, Book 4889, page 405, Book 5394, page 243, Book 7423, page 762, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as: 402 Huntington Ridge, Nashville, TN 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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised 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.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 31st day of May, 2000.

Jason D. Fox

Rebecca S. Palk-Fox

State of Tennessee
County of Williamson

On this 31st day of May, 2000, before me the undersigned authority, personally appeared **Jason D. Fox** and **Rebecca S. Palk-Fox**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires MAY 28, 2003

Notary Public

State of Tennessee
County of Williamson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 106,000.00

Affiant

Sworn and subscribed before me on the 31st day of May, 2000.

Notary Public

My Commission Expires:

SHAWN E. KUDRIK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2003