File: Box 13
864

THIS INSTRUMENT PREPARED BY:

WILLIAM TIMOTHY HILL
1230 AMSOUTH CENTER
315 DEADERICK STREET
NASHVILLE, TENNESSEE 37238-1230
(615) 256-1577

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $67,150.00.

Judy L Painter-Rose
Affiant

Subscribed and sworn to before me, this the 28 day of July, 2000.

Elizabeth S. Triplett
Notary Public

My Commission Expires: 5-26-02

Davidson County DEEDWARR
Recvd: 09/15/00 15:39 2pgs
Fees:11.00 Taxes:248.46

20000915-0092063

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Gregory Todd Baines 102 Five Oaks Drive Nashville, Tennessee 37217	Tucker Federal Bank d/b/a Prime Lending P.O. Box 211788 Augusta, GA 30917-1788	107-05-0-A 102 00 00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, grantor, **Dorothy L. Shepard**, by these presents does hereby sell and convey unto **Gregory Todd Baines**, his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Unit No. 102 on the plan of Five Oaks, a Planned Unit Development (formerly, The Meadow) of record in Book 5200, page 355, Register's Office for said County, which plan and record thereof are incorporated herein and made a part hereof by Reference.
>
> Being the same property conveyed to Dorothy L. Shephard by Deed from Hylanman Alison Bam Webster, III, of record at Book 8031, page 600, Register's Office of Davidson County, Tennessee.

This is improved property known as 102 Five Oaks Drive, Nashville, Tennessee 37217.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, his heirs and assigns, forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in unencumbered, except as set forth above, 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 Grantee, his heirs and assigns, against the lawful claims of all persons whosoever, whenever used, the singular number shall include the plural, the plural the singular, and the sue of any gender shall be applicable to all genders.

WITNESS my hand this 28 day of July, 2000.

Dorothy Shepard
DOROTHY L. SHEPARD

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 Dorothy Shepard, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 28 day of July, 2000.

Elizabeth T Triplett
Notary Public

My Commission Expires: 5-26-02