PREPARED BY:
BALDWIN LAND TITLE. PLLC
228 JACKSON MEADOWS
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 05/04/01 11:33 2pgs
Fees:11.00 Taxes:318.20

20010504-0046210

WARRANTY DEED

THIS INDENTURE is made and entered into this **26th** day of **April, 2001** between **MARCUS E. WILCOX and MAREKA M. HUMPHREY-WILCOX, husband and wife** , GRANTOR, and **VINCENT L. BAKER, a single man** , GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES, all of GRANTOR'S right, title and interest in the following described property lying in City of **NASHVILLE,**, County of **DAVIDSON,** State of Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Rose Estates, Section I, as of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Marcus E. Wilcox and Mareka M. Humphrey, unmarried persons, by deed from Jessie Reeder West and wife, Helen Shears West of record in Book 10067, page 906, Register's Office, Davidson County, Tennessee, dated 5/30/96 and recorded 5/31/96. The said Marcus E. Wilcox and Mareka M. Humphrey have since married. Mareka M. Humphrey is also known as Mareka M. Humphrey-Wilcox and Mareka M. Wilcox.

THIS CONVEYANCE IS SUBJECT TO taxes for the year 2001 which have been prorated and assumed by the Grantee(s); all matters appearing of record in Plat Book 3600, page 37; Restrictive Covenants of record in Book 3676, page 361 and amended in Book 3707, page 356; any and all easements, setback lines, right of ways, etc. that are of record in the Register's Office, Davidson County, Tennessee.

The above legal description is identical to the one in the previous deed of record.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS my hand on the day and year first above written.

MARCUS E. WILCOX
Signature of Seller

MAREKA M. HUMPHREY-WILCOX
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **MARCUS E. WILCOX and MAREKA M. HUMPHREY-WILCOX, husband and wife** , the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **26th** day of **April, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

Name and Address of Property Owner:

VINCENT L. BAKER
825 ROSE PARK DRIVE
NASHVILLE, TN 37206

Property Address:

825 ROSE PARK DRIVE
NASHVILLE, TN 37206

Person Responsible for Taxes:

FRANKLIN AMERICAN MORTGAGE COMPANY
501 CORPORATE CENTRE DRIVE, SUITE 400
FRANKLIN, TN 37067

Parcel #: 84-5, 55

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$86,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **26th** day of **April, 2001.**

Notary Public

My Commission Expires: 9/28/02

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires September 28, 2002

RETURN TO:

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HERMITAGE, TN 37076