Davidson County DEEDWARR
Recvd: 05/08/01 09:12 2pgs
Fees:11.00 Taxes:1202.50
20010508-0047188

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Brian H. Baker, et ux 803 Emily Drive Goodlettsville, TN 37072	Same as New Owner	Map 25-8 Parcel 53

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, CHILTON CISCO and wife, CAROL ANN CISCO, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto BRIAN H. BAKER and wife, TINA M. BAKER, hereinafter referred to as the "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. 5 in the J. W. Harris Subdivision at Goodlettsville, Tennessee, as of record in Book 547, page 46, Register's Office for Davidson County, Tennessee.

SAID Lot No. 5 fronts 100 feet on the western side of the Dickerson Pike and runs back between parallel lines 300 feet to Lot No. 12.

BEING the same property conveyed to Chilton Cisco and wife, Carol Ann Cisco, by deed from Robert W. Lovell, joined by his wife, Mary Alice Lovell, of record in Book 10718, page 656, said Register's Office.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 503 S. Main Street, Goodlettsville, TN 37072.

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 we, the GRANTORS, do covenant with the said GRANTEES, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2001, which are a lien, but not yet due and payable, and will be paid, in full, without proration, by the GRANTEES, when due.

2. Any and all matters as they may appear on the plan of record in Book 547, page 46, said Register's Office.

3. Subject to the right of way of Dickerson Road.

And, we, the GRANTORS, do further covenant and bind ourselves, our 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.

WINFIELD CISCO executes this Warranty Deed as Attorney-in-Fact for CHILTON CISCO and CAROL ANN CISCO, under Powers of Attorney being recorded simultaneously herewith in the Register's Office for Davidson County, Tennessee. *Instrument Nos 200105080047186 and 200105080047187

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

Chilton Cisco
By Winfield Cisco, Atty-in-Fact
CHILTON CISCO
By: WINFIELD CISCO, Attorney In Fact

Carol Ann Cisco
By Winfield Cisco Atty in Fact
CAROL ANN CISCO
By: WINFIELD CISCO, Attorney In Fact

"GRANTEES"

Brian H Baker
BRIAN H. BAKER

TINA M. BAKER

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN H. BAKER and wife, TINA M. BAKER, 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 the 3rd day of May, 2001.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires August 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

On this the 3rd day of May, 2001, before me, personally appeared WINFIELD CISCO, to me known to be the person who executed the foregoing instrument on behalf of CHILTON CISCO and wife, CAROL ANN CISCO, and acknowledged that he executed the same as the free act and deed of the said CHILTON CISCO and wife, CAROL ANN CISCO.

WITNESS my hand and official seal this the 3rd day of May, 2001.

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

NOTARY PUBLIC

My Commission Expires August 29, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Brian H Baker
Affiant

Sworn to and subscribed before me, this the 3rd day of May, 2001.

NOTARY PUBLIC

HOMER R. AYERS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires August 29, 2001