4014

WARRANTY DEED

CATHERINE C. HERSHEY Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 84,000.00

Matthew N Bilbrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF June, 2001

Catherine C. Hershey
Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew N. Bilbrey (NAME)	SunTrust Bank (NAME)	MAP 96-10
2932 Dunmore Drive (ADDRESS)	P.O. Box 305110 (ADDRESS)	PARCEL 197
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37230 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, William Herbert Baugh, III, a married person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Matthew N. Bilbrey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Cloverhill, Section VII, as of record in Plat Book 2133, page 92, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to William Herbert Baugh, III and Joanne Regensburg by deed from Hart Appraisal Services, Inc. of record in Book 10733, page 98, said Register's Office. The said Joanne Regensburg has since conveyed her interest in the subject property to William Herbert Baugh, III by quitclaim deed of record in Instrument No. 200004130037211, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.

Brandi M. Baugh joins in the execution of this instrument to convey her interest in the property, including homestead rights, as spouse of William Herbert Baugh, III.

unimproved ( )
This is improved (X) property, known as 2932 Dunmore Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 the same is unencumbered, unless otherwise herein set out; and we 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. 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 my hand this 27th day of June, 2001

William Herbert Baugh, III

Brandi M. Baugh

Davidson County DEEDWARR
Recvd: 06/28/01 08:25 2pgs
Fees:11.00 Taxes:310.80

20010628-0068355

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 William Herbert Baugh, III and wife, Brandi M. Baugh

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 27th day of June, 2001.

Commission expires 1/29/05

Notary Public

CATHERINE C. HERSHEY
Notary Public At Large
DAVIDSON COUNTY TENN
My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ of the _____, the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public