Davidson County DEEDWARR
Recvd: 08/23/01 08:12 2pgs
Fees:13.00 Taxes:869.50
20010823-0090930

THIS INSTRUMENT PREPARED BY:
BEADLES, NEWMAN AND LAWLER
3500 HULEN
FORT WORTH, TX 76107

WARRANTY DEED

THIS INDENTURE, made this 5th day of May, 2001 between **DAVID RAY BAKER AND ROBIN LYNN BAKER, WIFE OF DAVID RAY BAKER JOINS HEREIN FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL RIGHTS WHICH SHE MAY HAVE BY REASON OF HER MARRIAGE TO DAVID RAY BAKER INCLUDING, BUT NOT LIMITED TO, RIGHTS OF HOMESTEAD AND ELECTIVE SHARE, BUT SHE DOES NOT WARRANT TITLE HERETO** of **DAVIDSON** County, Tennessee, First Parties, and

Robert S. Reininger and wife, Tonya Pence Reininger

of **DAVIDSON** County, Tennessee, Second Parties,

WITNESSETH: that said First Parties, for and in consideration of the sum of ONE DOLLAR ($1.00) and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

have granted, bargained, sold and conveyed, and do hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF RE-SUBDIVISION OF JOSEPH T. POMEROY SR. PROPERTY, OF RECORD IN BOOK 6900, PAGE 998, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DAVID RAY BAKER BY DEED FROM CHARLES R. DORNAN AND HOUSTON HILL OF RECORD IN BOOK 8099, PAGE 552, SAID REGISTER'S OFFICE.

This is the same description as in previous deed of record.

This conveyance is expressly made subject to any and all restrictions, reservations and conditions contained in former deeds and binding on said property. This conveyance is subject to restrictions of record in Deed Book 8011, Page 90, said Register's Office.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except

2001 PROPERTY TAXES WHICH ARE A LIEN, NOT YET DUE AND PAYABLE WHICH ARE PRORATED BETWEEN THE PARTIES HEREIN

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all person whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said First Parties hereunder set their hands and seals the day and year first above written.

David Ray Baker
DAVID RAY BAKER

Robin Lynn Baker
ROBIN LYNN BAKER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **DAVID RAY BAKER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5 day of May, 2001.

Notary Public
My commission expires: 1/23/02 Printed name: Brad Isbell
(NOTARY SEAL)

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **ROBIN LYNN BAKER**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 5th day of May 2001.

Notary Public
My commission expires: 1/23/02 Printed name: Brad Isbell
(NOTARY SEAL)

(FOR RECORDING DATA ONLY)

PROPERTY OWNER:
Robert S. Reininger
727 Battle Road
Nolensville, TN 37135

RESPONSIBLE TAXPAYER:
Commonwealth Bank and Trust Co. d/b/a Commonwealth Mortgage Company
6040 Dutchmans Lane, Suite 150
Louisville, KY 40205

CLT# 187-00-0 127.00

STATE OF TENNESSEE, **DAVIDSON** COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 235,000.00.

Gene W. Floyd (AFFIANT)
Gene W. Floyd

Subscribed and sworn to before me, this 15th day of August, 2001

Dixie Seagraves
Notary Public
My commission expires 1-26-2002 Printed Name Dixie Seagraves