Davidson County DEEDWARR
Recvd: 11/20/01 10:20 2pgs
Fees:13.00 Taxes:321.90
20011120-0127201

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Pkwy. Suite 140
Hendersonville, TN 37075

STATE OF TENNESEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $87,000.00

Kimberly Butler
Affiant

Subscribed and sworn to before me, this 14th day of November, 2001.

Angela A. Ramsey
Notary Public
My commission expires: 07/27/02

ANGELA A. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JUL. 27, 2002

Address of New Owner:	Send Tax Bills to:	Tax Information
Kimberly D. Butler 308 Heritage Court Madison TN 37115	GMAC Mortgage Corporation 100 Witmer Road Horsham, PA 19004	042-07-0-A 027.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert W. Baird, Jr., married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Kimberly D. Butler, hereinafter called the Grantees, their successors 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 27, on the Second Revised Plan, Phase One, Heritage Square, of record in Book 5200, Page 249, as revised in Book 5200, Page 282, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert W. Baird, Jr., from Anthony Lee Plummer and Shannon Renae Dixon by Warranty Deed of record in Book 10338, Page 501, Register's Office for Davidson County, Tennessee.

Viverette Nell Baird, wife of Robert W. Baird, Jr., joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 308 Heritage Court, Madison, TN 37115

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 14th day of November, 2001.

Robert W. Baird, Jr.

Viverette Nell Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert W. Baird, Jr. and Viverette Nell Baird, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in GOODLETTSVILLE, TN, this 14th day of November, 2001.

Notary Public

My Commission expires 07/27/02

NOTARY PUBLIC AT LARGE

My Commission Expires JUL. 27, 2002