Davidson County DEEDWARR
Recvd: 11/26/01 16:22 2pgs
Fees:13.00 Taxes:384.80

20011126-0128723

4OA

Prepared by:
Realty Title & Escrow
Company, Inc.
P.O. Box 1369
Brentwood, TN 37024-1369

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $104,000.00

Affiant

Subscribed and sworn to before me, this 21st day of November, 2001.

Notary Public
My commission expires: ~~05/30/04~~ 7/26/03

ANDREW GIBSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires July 26, 2003

Address of New Owner:	Send Tax Bills to:	Tax Information
Timothy Scott Baker	CTX Mortgage Company	096-13-0
2871 Lyncrest Drive	P. O. Box 199077	121.00
Nashville TN 37214	Dallas, TX 75219-9077	

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, Edward L. Sweeney, II, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Timothy Scott Baker, 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 No. 11 on the Plan of Twin Lawn, of record in Book 2854, Page 44, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Edward L. Sweeney, II by warranty deed from Georgia M. Gobbell, widow, dated August 10, 1994, recorded in Book 9434, Page 267, Register's Office for said County.

Julie G. Sweeney joins in this transaction to convey any interest she may have in subject property, marital or otherwise.

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 2871 Lyncrest Drive, Nashville, TN 37214

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 21st day of November, 2001.

Edward L. Sweeney, II

Julie G. Sweeney

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward L. Sweeney, II and Julie G. Sweeney, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 21st day of November, 2001.

Catherine R. Vass
State of Tennessee at Large

My Commission expires 05/30/04

