Prepared by/Return to:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

Davidson County DEEDWARR
Recvd: 01/04/02 08:55 2pgs
Fees:13.00 Taxes:140.23

20020104-0001383

Special Warranty Deed

Address of New Owners:
Alex R. Baker
103 Skyview Drive
Hendersonville, TN 37075

Mortgagee/Send Tax Bills to:
NEW OWNER

Map & Parcel
22-77
14D 17420

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FOR AND IN 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

First Union National Bank

HERINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alex R. Baker, a married man

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

Land in Davidson County, Tennessee, and being further described as: Land in Davidson County, Tennessee, being Tract No. 2 on a survey of Ralph Lambert & Son, Surveyors, dated January 19, 1974, and described as follows:
BEGINNING at an iron pin in the westerly margin of the U.S. Highway 431 (White's Creek Pike); thence North 88 deg. 41' West 1,022.1 feet to an iron pin, thence North 16 deg. 13' East 146.88 feet to an iron pin; thence North 89 deg. 56' East 863.3 feet to an iron pin in the westerly margin of White's Creek Pike; thence South 40 deg. 41' East along the westerly margin of said Pike, 200 feet to the point of beginning and containing 3.31 acres, more or less. Included in this conveyance is a 19967 Mountaineer Mobile Home, Model No. 933. Being the same property conveyed to Sandra S. Anderson by Quitclaim Deed from Kenneth R. Anderson dated margin 23, 1998, and recorded May 5, 1998, in Book 10917, Page 1, Register's Office for Davidson County, Tennessee. See also Book 9374, Page 835, of the same Office and see Final Decree of Divorce Docket No. 98D-1101 in the Fourth Circuit Court for Davidson County, Tennessee.

Being the same property conveyed to First Union National Bank by Trustee's Deed of record in Instrument No. 20010427-0082663, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

This is IMPROVED property known as 5254 Whites Creek Pike Whites Creek TN 37189.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and said Grantor does hereby specially warrant the title to said land and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor. 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 OUR HANDS THIS 28th DAY OF DECEMBER, 2001.
First Union National Bank

BY: Deborah Kaufman
It's: Vice President

Deborah Kaufman
Vice President

FIRST UNION NATIONAL BANK CORPORATE SEAL

STATE OF NC
COUNTY OF Wake

PERSONALY APPEARED BEFORE ME, DEBORAH KAUFAM **, IN HIS/HER CAPACITY AS** VICE PRESIDENT **WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE WITHIN INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED, AND WHO FURTHER ACKNOWLEDGED THAT HE/SHE IS THE** VICE PRESIDENT **OF THE MAKER AND IS AUTHORIZED BY THE MAKER TO EXECUTE THIS INSTRUMENT ON BEHALF OF THE MAKER.**

WITNESS MY HAND, AT OFFICE THIS 28th **DAY OF DECEMBER, 2001.**

BRENDA DEMPSEY
NOTARY PUBLIC
LEE COUNTY, N. C.
My Commission Expires September 11, 2005

Brenda Dempsey
Notary Public

MY COMMISSION EXPIRES: 9.11.05

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,900.00.

Albert R. Baker
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ON December 28, 2001.

K. J. Shelton
Notary Public K. J. Shelton

MY COMMISSION EXPIRES: 08/24/03

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003