Davidson County DEEDWARR
Recvd: 02/12/02 10:55 2pgs
Fees:13.00 Taxes:434.01

20020212-0018412

CARLA C. MARTIN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
6/7/04

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$117,300.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|31st DAY OF January, 2002.
|NOTARY PUBLIC: Carla C. Martin
|MY COMMISSION EXPIRES:
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David & Loretta Baggett	Same	Map 75.11 Parcel 80

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,

Michael D. Shrieve and wife, Joyce S. Shrieve

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

David G. Baggett and wife, Loretta A. Baggett

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. 391 ON THE PLAN OF HIGHLANDS OF TULIP GROVE SECTION 3 OF RECORD IN BOOK 4675, PAGE 140, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL D. SHRIEVE AND WIFE, JOYCE S. SHRIEVE, BY WARRANTY DEED FROM CHARLES R. DUNGAN AND WIFE, ANITA L. DUNGAN, DATED JULY 19, 1996, AND OF RECORD IN BOOK 10135, PAGE 393, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to the following:

1) 2002 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 4675, Page 140, Register's Office for Davidson County, Tennessee, including but not limited to a 30' minimum building setback line along the front of property; a 15' minimum building setback line along the southwest side of property; and a 10' utilities and drainage easement along the northeast side of said property.
3) Property is subject to Restrictive Covenants contained in Book 4849, Page 767, and Amended in Book 5545, Page 321, Book 6017, Page 179, Book 5020, Page 58, and Book 5028, Page 357, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 500 Dutchmans Drive, Hermitage, TN 37076
(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 our hand(s) this 31st day of January, 2002.

Michael D. Shrieve

Joyce S. Shrieve

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Michael D. Shrieve and wife, Joyce S. Shrieve, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of January, 2002.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076