Realty
484

This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Steven R. Henderson
5510 Country Drive #19
Nashville, Tennessee 37211

Davidson County DEEDWARR
Recvd: 07/22/02 12:00 2pgs
Fees:13.00 Taxes:340.40
20020722-0087682

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
PMG Mortgage, Inc.
7220 W. Jefferson Ave., Suite 100
Lakewood, CO 80235

MAP **162-9**
GROUP **A**
PARCEL **19**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Robert C. Baker and wife, Amy S. Baker** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Steven R. Henderson**, hereinafter called the "GRANTEE", his 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 Townhouse No. 19, Building 3 of the Plan of Phase 2, Hickory Valley Condominiums Subdivision, of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Robert C. Baker and wife, Amy S. Baker by deed from Guy L. Smoak and wife, Ann K. Smoak of record in Book 10062, page 186, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2002 and subsequent years.

This is improved property known as 5510 Country Drive, #19, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", his heirs and assigns, forever, and, GRANTORS do covenant with the said "GRANTEE" that they 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, "GRANTORS", do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 the 12th day of July, 2002.

Robert C. Baker

Amy S. Baker

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Robert C. Baker and wife, Amy S. Baker**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 12th day of July, 2002.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 1/29/2006

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual value or consideration, whichever is greater, for this transfer is $92,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 12/7/05