BOX58-B

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Timothy A. LeClaire et ux 904 Berry Street Old Hickory, TN 37138	Same as New Owner	Map 44-15 Parcel 86
This instrument prepared by: Hix & Gray, PLC 315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of SEVENTY FOUR THOUSAND FIVE HUNDRED and NO/100 ($74,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **KENNETH W. BAKER and wife, RUBY D. BAKER,** hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto **TIMOTHY A. LeCLAIRE and wife, CARLA LeCLAIRE**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

> Being Lot No. 87, Section "D", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 65, in Register's Office for Davidson County, Tennessee; fronting 58.0 feet on Berry Street, containing 0.09 acres, more or less.
>
> Being the same property conveyed to Kenneth W. Baker and wife, Ruby D. Baker by deed from Heir of James Harold Williams, being Juanita Williams, unmarried, of record in Book 9031, page 948, Register's Office for Davidson County, Tennessee.
>
> This conveyance is made subject to all matters as shown on subdivision plan of record in Book 1424, page 65; to an easement for utilities of record in Book 6257, page 481, both of the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.
>
> This is improved property known as 904 Berry Street, Old Hickory, Tennessee 37138.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except for lien of the 2002 property taxes, which taxes are being prorated between the parties hereto, the Grantors paying to the Grantees their proportionate share and the Grantees assuming payment thereof.

Davidson County DEEDWARR
Recvd: 08/23/02 15:24 2pgs
Fees:13.00 Taxes:275.65
20020823-0102422

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS OUR HANDS, this the 22nd day of August, 2002.

KENNETH W. BAKER

RUBY D. BAKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Kenneth W. Baker and wife, Ruby D. Baker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 22nd day of August, 2002.

Notary Public

My Commission Expires: 9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $74,500.00.

AFFIANT

Subscribed and sworn to before me, this 22nd day of August, 2002.

NOTARY PUBLIC

My Commission Expires: 9/22/02

JANE GRAZER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENNESSEE