This Instrument Prepared By:
Lee & Lee Attorneys, PC
109 East Gay Street
Lebanon, Tennessee 37087

Davidson County DEEDWARR
Recvd: 10/11/02 10:47 2pgs
Fees:13.00 Taxes:240.50
20021011-0125009

L&L#4827-40A

ADDRESS NEW OWNER:
Julie A. Baker
710 Rachels Trail
Hermitage, TN 37076

Return to:
Advantage Title & Escrow
109 Kenner Avenue
Nashville, TN 37205
615-292-2665
#336

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
First Horizon Home Loan Corporation
5775-E Glenridge Drive, Suite 100
Atlanta, GA 30328

MAP **75-07**
GROUP
PARCEL **215**

SPECIAL 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 of which is hereby acknowledged, **Wilson Bank & Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Julie A. Baker**, hereinafter called the GRANTEE, her heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land located in the 4th Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Being Lot No. 40-A Zone Lot Division Lots 24, 24, 25, 27, 29, 30, 31, 32, 33, 34, 35, 37, 38, 39, 40, 41, 42, 43, 45, 46, and 48 Rachel's Square-Section 2, as of record in Plat Book 6250, page 540, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Wilson Bank & Trust by Substitute Trustee's Deed from Robert E. Lee, Substitute Trustee dated December 19, 2001, of record at Instrument #20020214-0019759, and re-recorded at Instrument #20021011-0125008, Register's Office for Davidson County, Tennessee.

This is improved property known as 710 Rachels Trail, Hermitage, Tennessee 37076. Possession is to be given on date of deed.

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

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, her heirs and assigns, forever; and,

GRANTOR does covenant s with the said GRANTEE that he has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind myselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns,

against the lawful claims of all persons claiming by through or under said GRANTEE, **BUT NOT OTHERWISE.**

WITNESS our hands this the 30th day of July, 2002.

Jeff Vaught, Collection Officer

STATE OF TENNESSEE]
COUNTY OF WILSON)]

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Jeff Vaught** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Collection Officer of Wilson Bank & Trust,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 30th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 6-26-04

* * * * * *

STATE OF TENNESSEE)]
COUNTY OF WILSON)]

The actual consideration or value, whichever is greater, for this transfer is $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of July, 2002.

NOTARY PUBLIC

My Commission Expires: 11-27-04