SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

(1)

Davidson County DEEDWARR
Recvd: 11/20/02 10:00 2pgs
Fees:13.00 Taxes:610.50
20021120-0143924

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 18th day of November, 2002.

Notary Public

My Commission Expires: 11/7/05

DONALD R. BARRETT NOTARY PUBLIC AT

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Joseph A. Baust, Jr. and Kimberly K. Baust
749 Newberry Road
Nashville, Tennessee 37205

SEND TAX BILLS TO:
Suntrust Mortgage, Inc.
P.O. Box 57028
Irvine, CA 92619-7028

MAP-PARCEL NUMBERS:
102-150-018.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Elizabeth P. Dykstra, a married woman*** hereinafter referred to as Grantors, hereby transfers and conveys to **Joseph A. Baust, Jr. and wife, Kimberly K. Baust** hereinafter referred to as 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. 205 on the Plan of Brook Meade Section VI, as of record in Plat Book 2331, pages 3 and 4, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth D. Ponder, unmarried, by Warranty Deed from William R. Reed and wife, Dorothy W. Reed of record in Book 10950, page 665, Register's Office for Davidson County, Tennessee.

Elizabeth D. Ponder has since married and is now known as Elizabeth P. Dykstra.

*Jacob L. Dykstra, husband of Elizabeth P. Dykstra, joins in this instrument to convey any and all marital interest he has in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 2331, Page 3 and 4, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2002, a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTEES paying their prorata share thereof to GRANTORS who will be responsible for payment of said taxes.

This is improved property known as 749 Newberry Road, Nashville, Tennessee 37205.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 my hand this 18th day of November, 2002.

Elizabeth P. Dykstra

Jacob L. Dykstra

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Elizabeth P. Dykstra and husband, Jacob L. Dykstra with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of November, 2002.

Notary Public

My Commission Expires: 11/6/2005

DONALD R. BARRETT, JR. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

06539-BP