STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $109,000.00.
This does not include a gift of equity from Grantors to Grantees valued at $20,000.00
Affiant: Shaun O. Stallings
Subscribed and sworn to before me this 27 day of January, 2003.
Notary Public _____ My commission expires_____

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
THOMAS D. LARSON
Commission Expires May 29, 2005

Prepared by, and return to:
Shaun O. Stallings
Archer Land Title
750 Old Hickory Blvd, Suite 286
Brentwood, TN 37027
2002120211

Send Tax Statements To NEW OWNERS:
Melanie Underhill
1500 Monticello Avenue
Madison, TN 37115
Map/Parcel: 034-09-0 - 007.00

WARRANTY DEED

WITNESSETH, for good and valuable consideration, the receipt of which is hereby acknowledged, I,
Thomas D. Baker, Jr., unmarried,
Grantor,

Have bargained and sold, and by these presents do transfer and convey unto
Melanie Underhill, married,
Grantee,

Her heirs and assigns, forever, the following described real estate in Davidson County, in the State of Tennessee:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 02/06/03 15:00 2pgs
Fees:13.00 Taxes:403.30
20030206-0016704

PROPERTY ADDRESS: (for informational purposes)
1500 Monticello Avenue
Madison, TN 37115

Thomas D. Baker, Jr. and Thomas David Baker, Jr. is one and the same person.

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

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except as otherwise herein set out, and except for the lien of 2002 property taxes , which taxes will be paid by Grantor.

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

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27 day of January, 2003.

SIGNATURE: _____
Thomas D. Baker, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared Thomas D. Baker, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and executed the foregoing instrument for the purposes therein contained. Witness my hand and Notarial Seal this 27 day of January, 2003.

_____
Notary Public
My Commission Expires: _____

NOTARY PUBLIC
STATE OF TENNESSEE
Davidson County
THOMAS D. LARSON
Commission Expires May 29, 2005

EXHIBIT A

LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT 27 ON THE MAP OF BRANSFORD REALTY CO'S ALTA LOMA SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 44, REGISTER'S OFFICE FOR SAID COUNTY, MORE PARTICULARLY DESCRIBED TO A SURVEY THEREOF MADE APRIL 18, 1997, BY BRUCE RAINEY AND ASSOCIATES, AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGIN OF MONTICELLO DRIVE AT THE COMMON CORNER OF LOTS NO. 27 AND 29; THENCE IN A WESTERLY DIRECTION ALONG THE LINE BETWEEN SAID TWO LOTS 263 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 176 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION 305 FEET TO THE WESTERLY MARGIN OF MONTICELLO DRIVE; THENCE IN A NORTHERLY DIRECTION ALONG THE WESTERLY MARGIN OF MONTICELLO DRIVE 175.5 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS DAVID BAKER, JR. BY QUITCLAIM DEED FROM SONIA LEIGH HARVAT DATED AND FILED JANUARY 22, 2003, OF RECORD IN INSTRUMENT NO. 20030122-0009070, AND PREVIOUSLY CONVEYED TO THOMAS D. BAKER, JR. AND WIFE, SONIA L. BAKER, BY DEED FROM WALTER R. DOWLEN AND WIFE, JEANINE C. DOWLEN, DATED MAY 2, 1997 AND RECORDED MAY 6, 1997, OF RECORD IN BOOK 10445, PAGE 56, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.