Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024-1369

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 03/21/03 13:47 2pgs
Fees:13.00 Taxes:715.95

20030321-0037808

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $193,500.00

Tracy Perry
Affiant

Subscribed and sworn to before me, this 28th day of February, 2003.

Notary Public
My commission expires: ~~05/30/04~~ 1/26/05

Address of New Owner:	Send Tax Bills to:	Tax Information
Mariah C. McKinney 5617 Knob Road Nashville, TN 37209	Marian C. McKinney 522 Armistead Place Nashville, TN 37215	103-06-170.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rick L. Baker and wife, Margaret P. Clark, now Baker**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Marian C. McKinney**, hereinafter called the Grantees, their successors 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. 59 on the Plan of Brookside Courts Additions No. 2, as of record in Plat Book 1835, Page 47, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Rick L. Baker and Margaret P. Clark, both unmarried, as joint tenants with the right of survivorship, by deed from Michael T. Walker and wife, Wendy S. Walker of record in Book 10996, Page 288, Register's Office for Davidson County, Tennessee. Rick L. Baker and Margaret P. Clark having since married.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5617 Knob Road, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 28th day of February, 2003.

Rick L. Baker

Margaret P. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rick L. Baker and Margaret P. Clark Baker, with whom I am personally acquainted, and who acknowledged ~~she~~ they executed the within instrument for the purposes therein contained

Witness my hand in Brentwood, TN, this 28th day of February, 2003.

Catherine Hass
Notary Public

My Commission expires 05/30/04

