Davidson County DEEDWARR
Recvd: 03/28/03 10:42 2pgs
Fees:13.00 Taxes:530.03

20030328-0040771

This Instrument Was Prepared By:

Hugh W. Entrekin, Esq.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

LISA G. MILLIGAN
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Comm. Exp. Feb. 11, 2004

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $143,250.00

Kathy L. Baker
Affiant

Subscribed and sworn to before me, this 26th day of March, 2003.

Notary Public

My Commission Expires: 02/11/2004

Address New Owner	Send Tax Bills to:	Map-Parcel
Kathy L. Baker 1408 Cane Court Nashville, TN 37013	Same	149-12-B-17

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, The Craig Company, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Kathy L. Baker and husband, Gregory M. Baker, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being, Lot No. 31 on the Plan of Forest Cove, as of record in Plat Book 9700, Pages 754 and 755, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to The Craig Company by deed from Forest Cove Partners of record in Instrument No. 200107120074224, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for 2003 and subsequent years.
2. Any and all restrictions and easements of record.
3. All matters set forth in Plat of record in Plat Book 9700, Pages 754 and 755, Register's Office for Davidson County, Tennessee.

This is unimproved property known as: 1408 Cane Court Nashville, TN 37013

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors 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.

WITNESS my hand this 26th day of March, 2003.

The Craig Company

By: _____

Corey Craig, Vice President

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Philip Davis Alexander, a Notary Public of the State and County aforesaid, personally appeared Corey Craig, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Vice President of The Craig Company, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of The Craig Company by himself as such Vice President.

Witness my hand, at Franklin, Tennessee, this 26th day of March, 2003.

_____

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.03

Philip Davis Alexander
NOTARY PUBLIC AT LARGE
My Commission Exp. March 6, 2006
Williamson County, Tennessee