PREPARED BY (AND RETURN TO):

WILKINS & IVEY
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W & I Ref: (SK) Title No: 44341

Dav. Co. File: Box 8

Davidson County DEEDWARR
Recvd: 04/04/03 10:54 2pgs
Fees:13.00 Taxes:691.90
20030404-0044686

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Timothy Reynolds 5638 Oakes Drive Brentwood, Tennessee 37027	SAME

TAX MAP-PARCEL NUMBERS: 159-16-006

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$187,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **James E. Baker,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Timothy Reynolds** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in **Davidson** County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Revised Final Plat of Woodward Hills of record in Book 9700, page 900, amended in Book 11766, page 32, Register's Office for said County.

Said Lot No. 6 fronts 138.96 feet on the easterly margin of Woodward Hills Place (Private) and extends back 308.76 feet on the northerly line and 320.78 feet on the southerly line to a dead line in the rear, measuring 134.00 feet thereon.

Being the same property conveyed to James E. Baker by deed from Barry and Todd Zeitlin Construction Company of record in Doc. NO. 200112130137744, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2003, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 9700, page 900 and amended in Plat Book 11766, Page 32, said Register's Office, which Plan shows a 75 foot minimum building setback line from Woodward Hills Place (Private), together with a designated building site and a portion of a 20 foot sewer easement along the easterly portion of the southerly line, and 20 foot easement for public utility purposes along the westerly front line(s) The Declaration of Covenants, Conditions and Restrictions of record in Book 11643, page 319, Book 11766, page 34 and Doc. No. 200006210061752 and By Laws in Doc. No. 200005020043931, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is unimproved property, known as: 128 Woodward Hills Place, Brentwood, Tennessee 37027

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of March, 2003 .

James E. Baker

State of TENNESSEE
County of WILLIAMSON

On this 25th day of March, 2003 , before me the undersigned authority, personally appeared **James E. Baker** , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

Notary

State of TENNESSEE
County of WILLIAMSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $187,000.00

Affiant

Sworn and subscribed before me this 25th day of March, 2003

My Commission Expires:

CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 26, 2003

Notary Public