Prepared by and after Recording Return To:
Title Enterprise Service Company LLC
109 Westpark Drive, Suite 100
Brentwood, TN 37027
6030122

Davidson County DEEDWARR
Recvd: 04/21/03 15:26 2pgs
Fees:13.00 Taxes:777.00
20030421-0052134

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Barney S. Baggott and wife, Joyce A. Baggott** (hereinafter referred to as "Grantors") have this day bargained and sold and do hereby transfer and convey unto **Douglas E. Orr, unmarried** (hereinafter referred to as "Grantee"), it's successors and assigns, forever, that certain parcel of real estate located in **Davidson** County, State of Tennessee, and being described as follows, to-wit:

A certain tract or parcel of located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 33 on the Plan of Phase Two, Lakeridge, of record in Plat Book 9700, page 114, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Barney S. Baggott and wife, Joyce A. Baggott by Deed from Frank Batson Homes, Inc. dated 10-18-96, recorded 10-22-96, in Book 10233, page 694, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions; easements and/or setback lines of record in Plat Book 9700, page 114; by-laws of record in Book 9669, page 715, said Register's Office; easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), it's successors and assigns, forever.

The undersigned covenant with the said Grantee(s) 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 for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenants and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), it's successors and assigns, against the lawful claims of all persons, whomsoever.

Witness my hand this 9 day of April, 2003.

Barney S. Baggott

Joyce A. Baggott

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared, **Barney S. Baggott and wife, Joyce A. Baggott** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained by signing the name of the true and lawful holder of the above described indebtedness.

WITNESS my hand and official seal, this 9 day of April, 2003

Notary Public

My Commission Expires: 5·22·04

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $210,000.00which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 9 day of April, 2003.

Notary Public

My Commission Expires: 5·22·04

MAP AND PARCEL NUMBERS: 109-01-0-A- 25.00 CO

ADDRESS NEW OWNER:
3837 Lakeridge Run
Nashville, TN 37214

SEND TAX BILLS TO THE SAME ADDRESS