THIS INSTRUMENT PREPARED BY:

JOSEPH L. LACKEY, JR.
NOEL PLACE, SUITE 125
200 FOURTH AVENUE NORTH
NASHVILLE, TENNESSEE 37219
(615) 726-3555

PICK-UP

Davidson County DEEDWARR
Recvd: 04/21/03 15:41 2pgs
Fees:13.00 Taxes:203.50

20030421-0052157

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $55,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of April, 2003.

Notary Public

My Commission Expires: 7-24-06

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Charles Caudell 1309 Keystone Court Franklin, TN 37064	Same	59-11-149

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we **BARBARA BAKER**, sole Trustee of the Family Trust under the Last Will and Testament of Henry Baker, hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto **CHARLES CAUDELL**, hereinafter called the **GRANTEES** their 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. 473 on the Plan of Haynes Manor, Section 4, a plat of which is of record in Book 4175, page 90, Register's Office for said county.
>
> Being the same property conveyed to Henry M. Baker, Jr., by deed of record in Book 5172, page 857, said Register's Office. Said Henry M. Baker, Jr. (a/k/a Henry Baker) has since died, and his Last Will and Testament dated October 24, 1977 was admitted to Probate by the Essex County Surrogate's Court, Newark, New Jersey, and further admitted to the Seventh Circuit Court for Davidson County, Tennessee on May 1, 2001, Case Number 01P692; said Last Will and Testament is of record in Instrument No. 20010709-0072855, said Register's Office.

This is improved property, known as **632 Rowan Drive, Nashville, Tennessee 37207.**

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 and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend

the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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 our hands this 21 day of April, 2003.

By: Barbara Baker

Barbara Baker, sole trustee of the Family Trust Under the Last Will and Testament of Henry Baker (a/k/a Henry M. Baker, Jr.) dated October 24, 1997, of record at Instrument No. 20010709-0072855, Register's Office for Davidson County, Tennessee

ACKNOWLEDGMENT:

STATE OF TENNESSEE _____)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **BARBARA BAKER,** Sole Trustee, the bargainor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of April, 2003.

My Commission Expires:

7-24-04

Notary Public

