RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

BOX 10-A

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $266,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 22nd day of April, 2003.

DAVIDSON COUNTY, TENNESSEE PUBLIC AT LARGE BRADFORD W. ROOT NOTARY Exp. 1/27/2007

Notary Public

My Commission Expires: _____

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**WARRANTY DEED**

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**THIS INSTRUMENT WAS PREPARED BY**

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

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Davidson County DEEDWARR
Recvd: 04/24/03 10:06 2pgs
Fees:13.00 Taxes:984.20

20030424-0055002

ADDRESS NEW OWNER(S) AS FOLLOWS:
Richard J. Baker and Melanie Baker
5904 Cross Pointe Lane
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Fifth Third Mortgage Company
38 Fountain Square Plaza
Cincinnati, OH 45236

MAP-PARCEL NUMBERS:
171-8-B-2

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Herschel W. Gandee, Jr. and wife, Mabel Judith Gandee** hereinafter referred to as Grantors, hereby transfers and conveys to **Richard J. Baker and wife, Melanie Baker** hereinafter referred to as Grantees, their heirs 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. 19 on the plan of Brelan Park at Saddlewood, Section One, of record in Book 7900, page 532, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Herschel W. Gandee, Jr. and wife, Mabel Judith Gandee by Deed from Phillips Builders, Inc. of record in Book 9273, page 675, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2003, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 7900, Page 532, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8891, Page 850, Register's Office for Davidson County, Tennessee.

Easement of record in Book 6590, Page 37, Book 8175, page 792, Book 8259, page 206, Register's Office for Davidson County, Tennessee.

By-Laws of Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 8891, page 869, Register's Office for Davidson County, Tennessee.

Codes Administration Agreement of record in Book 6012, page 981, Register's Office for Davidson County, Tennessee.

Dedication of common areas to Brelan Park at Saddlewood Homeowner's Association, Inc. of record in Book 10370, page 281, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2003, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5904 Cross Pointe Lane, 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 **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized 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; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the 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 22nd day of April, 2003.

Herschel W. Gandee, Jr.

**Herschel W. Gandee, Jr.**

Mabel Judith Gandee

**Mabel Judith Gandee**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Herschel W. Gandee, Jr. and wife, Mabel Judith Gandee, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of April, 2003.

THOMAS SIDWELL WILLIAMSON NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 11/2/05

07943-BP