Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #240
Nashville, TN 37215

39-B
File #03-1238

Davidson County DEEDWARR
Recvd: 04/30/03 15:02 2pgs
Fees:13.00 Taxes:950.90
20030430-0057949

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Jennifer Anne Boyd Baldock, and husband, Henry Baldock** , hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **Erik R. Herbert, unmarried,** 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 the westerly half of Lot No. 26, on the Revised Map of West End Park, as of record in book 421, page 83 and 83, Register's Office for said County.

Said Part of Lot No. 26 fronts 50 feet on the northerly side of Bellwood Avenue and runs back 151.1 feet on the westerly line and 156 feet, more or less, on the easterly line to an alley, measuring 51.4 feet thereon.

Being the same property conveyed to Jennifer Anne Boyd by deed of record in Book 11016, Page 87, Registers office for said County. Jennifer Anne Boyd is now married and known as Jennifer Anne Boyd Baldock. Henry Baldock, spouse of Jennifer Anne Boyd Baldock, joins in this conveyance to convey any and all marital interest she may have in said property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 3102 Bellwood Street, Nashville TN 37203.

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 covenant with the said Grantee that Grantor is lawfully seized and possessed of said of said land in fee simple, has 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. 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 THE EXECUTION HEREOF this 25th day of April, 2003

Jennifer Anne Boyd Baldock

Jennifer Anne Boyd Baldock

Henry Baldock

State of Tennessee)

County of Davidson)

On this 25th day of April, 2003, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Jennifer Anne Boyd Baldock and Henry Baldock, the bargainor(s), 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.

Notary Public

My Commission Expires: 3/25/06

My Commission Expires

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 257,000.00.

Affiant

Sworn and subscribed before me on this the 25th day of April, 2003.

Notary Public

My Commission Expires: 7-30-05

NEW OWNER:
Erik R. Herbert
3102 Bellwood Street
Nashville, TN 37203

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
104-2-158