SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 05/06/03 15:23 2pgs
Fees:13.00 Taxes:685.24
20030506-0060491

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,200.00.

Tonya L Baker
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of April, 2003.

Notary Public

My Commission Expires: 11/2005

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brian S. Baker and Tonya L. Baker
1525 Crosswind Drive
Nashville, Tennessee 37211

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map\Parcel: 172-150-A-168.00CO

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, **Charles M. Kerr and wife, Kristi M. Kerr,** hereinafter referred to as Grantors, hereby transfers and conveys to **Brian S. Baker and wife, Tonya L. 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. 204 on the Plan of Holt Woods, Section Ten, of record in Plat Book 9700, pages 281 and 282, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Charles M. Kerr and wife, Kristi M. Kerr by deed from Yazdian Construction, Inc. of record in Book 10695, page 960, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 9700, pages 281 & 282, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 9570, page 22; Book 10256, page 506; Book 10258, page 142; Book 9933, page 151; Book 9933, page 153; Book 10062, page 821; Book 10256, page 504; Book 10469, page 57; Book 10800, page 575; and Book 11096, page 143, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee.

Boundary Plat of record in Book 7900, page 668, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record at Instrument #2002 080700 95356, 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 1525 Crosswind Drive, Nashville, Tennessee 37211.

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 28th day of April, 2003.

Charles M. Kerr

Charles M. Kerr

Kristi M. Kerr

Kristi M. Kerr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles M. Kerr and Kristi M. Kerr, 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 28th day of April, 2003.

Notary Public

My Commission Expires: 11.22.05

D. E. BARRETT, JR. NOTARY PUBLIC

07848-BW