This Instrument Prepared By:
John T. Gwin, Attorney at Law
2800 North Mt. Juliet Road
Mt. Juliet, Tennessee 37122-3008

ADDRESS NEW OWNER:
Edwin Jones
5032-5034 Packard Drive
Nashville, Tennessee 37214

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
World Savings Bank
2221 Camden Court
Oakbrook, Illinois 60513

MAP 1162-01-0
GROUP
PARCEL 128.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brian N. Baird, unmarried** hereinafter called the Grantor, has bargained and sold, and by these presents, does transfer and convey unto **Edwin Jones and Maria Holewik, both single persons,** hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain of land lying the 5th Civil District of Davidson County, Tennessee known as Lot 2 of the Resubdivision of Lot 15 on the Plan of Fairland Park, which plat is of record in Book 8250, page 63, Register's Office for Davidson County, Tennessee, reference is made to said palt for a more complete description of said property.

Being the same property conveyed to Brian N. Baird, unmarried by deed from Stanley D. Roberts and wife, Charlotte A. Roberts dated November 24, 1999, of record in Instrument No. 19991216-0303805, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 07/14/03 13:41 2pgs
Fees:13.00 Taxes:536.50
20030714-0098004

This is improved property known as 5032-5034 Packard Drive, Nashville, Tennessee 37214.

Taxes for the current year have been settled between the parties. This conveyance is made subject all planning, zoning, and health department rules and regulations which may affect the premises. This conveyance is also made subject to the following matters:

1. Subject to Real Property Taxes for 2003, a lien not yet due and payable. Map 1162-01-0, Parcel 128.00. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which the improvements are completed, as defined by Statute. Any applicable 2003 ad valorem real property taxes assessed by the Taxing Authority constitute a lien, due and payable.

2. Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.

3. Subject to all of those facts, conditions and limitations shown on the Plat of record in Plat Book 8250, page 63, Register's Office for Davidson County, Tennessee, including but not by way of limitation an Owner's Certificate; all setback lines and easements as depicted on said plat and health department rules and regulations. Reference is here made to said Plat for a complete depiction of all matters thereupon.

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,

Grantor does covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

Grantor does further covenant and bind himself, his 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.

WITNESS my hand this the 30th day of June, 2003.

Brian N. Baird

STATE OF FLORIDA)
COUNTY OF Seminole)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Brian N. Baird, unmarried**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this the 30 day of June, 2003.

NOTARY PUBLIC

My Commission Expires: 3-13-05

ALANE O. HUET
MY COMMISSION # DD 009261
EXPIRES: March 13, 2005

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual value or consideration, whichever is greater, for this transfer is $145,000.00.

Affiant

Sworn and subscribed before me on this the 7th day of July, 2003.

Notary Public My Commission Expires:

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 28, 2006