03

Realty Title 48-A

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

NATIONAL SETTLEMENT MANAGEMENT, LLC

290 BILMAR DRIVE

PITTSBURGH, PA 15205

New Owner:

MAIL TAX BILLS TO:

James and Suzanne Baker

(NAME)

600 Say Brook Circle

(STREET ADDRESS)

Nashville TN 37221

(CITY) (STATE) (ZIP)

MAP PARCEL NUMBERS

155150A05100C0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me this 20th day of June, 2003.

Notary Public
My commission expires: 3/14/2005

Davidson County DEEDWARR
Recvd: 07/21/03 08:35 3pgs
Fees:18.00 Taxes:795.50
20030721-0101573

THIS INDENTURE, made and entered into this 20th day of June, 2003, by and between Bruce E. Fuller and Elizabeth P. Fuller, party of the first part, and James G. Baker, Jr. and spouse Suzanne P. Baker (610 Cherokee Blvd., Knoxville, TN, 37919) party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

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. 51 on the Plan of Stonemeade, Section III, of record in Plat Book 7900, Page 429; and amended in Book 7900, Page 478, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed from Stuart Dunn and wife, Linda Dunn to Bruce E. Fuller and Elizabeth P. Fuller, his wife, by deed dated September 26, 2000 and recorded October 4, 2000 in the Register's Office for Davidson County, Tennessee in Deed Book Volume 20001004, page 0098456.

Subject to easements and restrictive covenants of record.

ADDRESS: 600 Say Brook Circle, Nashville, TN 37221

TAX MAP OR PARCEL ID NO.: 155150A05100C0

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and

pronouns shall be construed according to their proper gender and number according to the context hereof.

Tho A Robertson, Closing Manager, SIRVA Relocation, As Attorney In Fact For Bruce E Fuller

Thomas A. Robertson, Closing Manager
SIRVA Relocation, as attorney in
fact for Bruce E. Fuller

Tho A Robertson Closing Manager SIRVA Relocation, As Attorney In Fact For Elizabeth P. Fuller.

Thomas A. Robertson, Closing Manager
SIRVA Relocation, as attorney
in fact for Elizabeth P. Fuller

WITNESS the signature of the said party of the first part the day and year first above written.

Witness

Witness

Cassandra Adams

KAREN A. HAMILTON

****

STATE OF ~~TENNESSEE~~ OHIO, COUNTY OF ~~DAVIDSON~~ Cuyahoga

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Thomas A. Robertson to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 4th day of June, 2003.

ELLEN WELSH, Notary Public
STATE OF OHIO
Resident Summit County
My Commission Expires Dec. 6, 2004

My commission expires

Ellen Welsh

Notary Public

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ ____________________, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this ______ day of __________________, 2003.

____________________:

600 Say Brook Circle, Nashville, TN Nashville

STATE OF OHIO
COUNTY OF CUYAHOGA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas A. Robertson, Closing Manager SIRVA Relocation, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Bruce E. Fuller and Elizabeth P. Fuller and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Cleveland, Ohio, this 20 day of June, 2003.

ELLEN WELSH, Notary Public
STATE OF OHIO
Residence: Summit County
My Commission Expires Dec. 6, 2004

Ellen Welsh
Notary Public

NOTARIAL SEAL • STATE OF OHIO •