THIS INSTRUMENT PREPARED BY:
Hatcher Escrow Company
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 16323A

Davidson County DEEDWARR
Recvd: 07/22/03 11:55 2pgs
Fees:13.00 Taxes:499.50
20030722-0102454

MAP/GROUP/PARCEL:
149-2/17.00

NEW OWNER'S NAME AND ADDRESS:
RANDALL AND AMY S. BAKER
2213 COTTAGE HILL DR.
ANTIOCH, TN 37013

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, DAN H. HAYNES AND PATRICIA A. HAYNES, hereinafter called Grantors, do hereby transfer and convey unto RANDALL BAKER and AMY S. BAKER , HUSBAND AND WIFE, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF COTTAGE HILL, SECTION 1, AS OF RECORD IN PLAT BOOK 4860, PAGE 83, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 2213 COTTAGE HILL DRIVE, Antioch, TN 37013.

BEING the same property conveyed to DAN H. HAYNES AND ROBBIE J. HAYNES herein by QUITCLAIM DEED of record in Instrument No. 20020806-0094623, Register's Office for Davidson County, Tennessee.

Robbie J. Haynes is now deceased. Patricia A. Haynes, wife of Dan H. Haynes, joins in this conveyance for the purpose of conveying any interest, marital or other, in said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Dan H. Haynes by Patricia A Haynes as attyin-Fact

DAN H. HAYNES
BY: PATRICIA A. HAYNES, ATTY-IN-FACT

Patricia A. Haynes

PATRICIA A. HAYNES

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, PATRICIA A. HAYNES, INDIVIDUALLY, AND AS ATTORNEY-IN-FACT FOR DAN H. HAYNES, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 17th day of July, 2003.

Kate Rosenthal

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $135,000.00.

Patricia A. Haynes

AFFIANT

Sworn to and subscribed before me, this the 17th day of July, 2003.

Kate Rosenthal

NOTARY PUBLIC

KATE ROSENTHAL NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE MY COMMISSION EXPIRES NOV. 14, 2006

My Commission Expires:

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