Return To:
First Title & Escrow
File Box 9B
#21298

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $596,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 11th day of July, 2003.

GEORGE E. MUDDER, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:

My Commission Expires SEPT. 25, 2004

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 07/24/03 13:58 2pgs
Fees:13.00 Taxes:2205.20
20030724-0103832

ADDRESS NEW OWNER(S) AS FOLLOWS:
Kathryn J. Collier and Dale D. Collier
21 Bosley Oaks
Nashville, Tennessee 37205

SEND TAX BILLS TO:
~~NEW OWNER~~
Bank of America
9000 Southside Boulevard
Jacksonville, FL 32256

MAP-PARCEL NUMBERS:
Map\Parcel: 104-14-G/23.00CO

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, **Clark D. Baker and Carolyn S. Baker, husband and wife,** hereinafter referred to as Grantors, hereby transfers and conveys to **Kathryn J. Collier and Dale D. Collier** 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. 69 on the Plan of revised Final Plat of Whitworth, of record in Book 7900 Page 140-141, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Clark D. Baker and wife, Carolyn S. Baker by Warranty Deed from James H. Pierce and Hazel M . Pierce, husband and wife, of record in Book 1189, Page 793, Register's Office for Davidson County, Tennessee, dated October 30, 1998.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 7900, Page 141-144, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8026, Page 305; Book 8047, Page 243; Book 8282, Page 45; Book 9144, Page 153; Book 9327, Page 869; Book 9778, Page 27, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8090,Page 691; Book 8283, Page 523, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area of record in Book 9778, Page 29 and 32, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8026, Page 335 and at Instrument No. 2002 081200 97386, 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 21 Bosley Oaks, Nashville, Tennessee 37205.

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 11th day of July, 2003.

Clark D. Baker by Kenneth W. Cline attorney in fact
Clark D. Baker

Carolyn S. Baker by Kenneth W. Cline attorney in fact
Carolyn S. Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 11th day of July 2003, before me personally appeared Kenneth W. Cline ~~to me~~ known to be the Attorney-in-Fact of Clark D. Baker and Carolyn S. Baker is authorized by Clark D. Baker and Carolyn S. Baker to execute the foregoing instrument for the purposes therein contained. Witness my hand and official seal.

Notary Public

My commission expires: 11.2205

NOTARY PUBLIC AT LARGE

08798-BW