03

Realty Title 48-A

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $175,000.00

Affiant

Subscribed and sworn to before me, this 24th day of July, 2003.

Notary Public
My commission expires: 3/14/2005

Davidson County DEEDWARR
Recvd: 08/01/03 08:04 2pgs
Fees:13.00 Taxes:647.50
20030801-0109066

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven Hooper	Countrywide Home Loans, Inc.	161-6-0 35
5116 Ashley Drive	718 Thompson Lane, Suite 104	
Nashville TN 37211	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Gordon Baker and wife, Julia Patterson Baker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Steven Hooper and wife, Beverly Hooper, hereinafter called the Grantees, their successors 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. 56-A on the Plan of a Resubdivision of Reserved Parcel "B" of McMurray Wood Subdivision, Section II as of record in Book 4060, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Gordon Baker and Julia Patterson by deed from Ruth A. Meinke, unmarried, of record in Book 9660, Page 424, Register's Office for Davidson County, Tennessee. Gordon Baker and Julia Patterson having since married.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 5116 Ashley Drive, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 24th day of July, 2003.

Gordon Baker by

Gordon Baker

By: Julia Patterson Baker, Atty in Fact

Julia Patterson Baker

Atty in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Baker dk

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Julia Patterson, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand in Nashville, TN, this 24th day of July, 2003.

Notary Public

My Commission expires 3/14/2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Julia Patterson Baker, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes herein contained, and who further acknowledged that she is the attorney in fact for Gordon Baker and that she is authorized by him to execute this instrument on his behalf.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of July, 2003.

3/14/2005
Commission expires

Notary Public