Davidson County DEEDWARR
Recvd: 08/21/03 15:56 3pgs
Fees:18.00 Taxes:645.65
20030821-0121791

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John Clint Baggett 7405 East Colony Drive Nashville, TN 37221	same as owner	156-01-0-C 023.00 CO

This instrument prepared by: David B. Gray Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Jack I. Rosen, ("Grantor") has bargained and sold, and hereby transfers and conveys to John Clint Baggett, ("Grantee"), his heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. Restrictive Covenants of record in Book No. 5354, Page No. 765, Register's Office for Davidson County, Tennessee, as amended in Book No. 5403, Page No. 5, and further amended in Book No. 7199, Page No. 119, of said Register's Office.

3. All matters shown on the Plan of East Colony at Riverbend in Plan Book 7900, page 733, Chancery Court at Nashville, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 7405 East Colony Drive, Nashville, Tennessee 37221.

EXECUTED this 21st day of August, 2003.

JACK I. ROSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Jack I. Rosen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 21st day of August, 2003.

Notary Public

My Commission Expires: 1/31/04

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Lee:\Farmers Bank\Rosen to Baggett\WarrantyDeed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $174,500.00.

John Clint Baggett
AFFIANT

Subscribed and sworn to before me this 21st day of August, 2003.

NOTARY PUBLIC

My Commission Expires:

1/31/04

DAVID B. GRAY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT "A"

Being Lot No. 23 on the Plan of the Subdivision of East Colony at Riverbend, as of record in Plat Book 7900, Page 733, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack I. Rosen by deed from Fox Ridge Homes, Inc., of record in Book No. 10531, Page No. 392, Register's Office for Davidson County, Tennessee.