Davidson County DEEDWARR
Recvd: 09/10/03 08:12 2pgs
Fees:13.00 Taxes:573.50

20030910-0131699

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP42372

WARRANTY DEED

NOTARY PUBLIC AT LARGE

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2003

Notary Public

MY COMMISSION EXPIRES: 7/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Diane Watson	Cavalry Banking	143-2-C-14
749 Harpeth Trace Drive	1 Burton Hills Blvd., Suite 110	
Nashville, TN, 37221	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sandra K. Baker, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Mary Diane Watson, unmarried

HEREINAFTER CALLED THE 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 14 on the Plan of Harpeth Knoll, of record in Book 5200, Page 764, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Sandra K. Baker, a single person, by deed from Morris Eshaghpour Contracting Corp., of record in Book 6896, page 765, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 749 Harpeth Trace Drive, Nashville, TN 37221

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 we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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/our hand(s) this 29th day of August, 2003

Sandra K. Baker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 29th day of August, 2003, personally appeared Alan L. Saturn to me known to be the person who executed the foregoing instrument on behalf of Sandra K. Baker as Attorney in Fact, and acknowledged that Alan L. Saturn executed the same as the free act and deed of the said Sandra K. Baker.

Witness my hand and official seal this 29th day of August, 2003.

Notary Public

My Commission Expires: 3/25/06

ALAN D. MAZER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAR