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Davidson County DEEDWARR
Recvd: 09/18/03 11:41 2pgs
Fees:13.00 Taxes:1172.90
20030918-0138241

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $317,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 16th day of September, 2003.

Notary Public

My Commission Expires: 11/2/05

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & McCann, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Gary D. Baker and Laura B. Baker
2024 Kingsbury Drive
Nashville, Tennessee 37215

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
144-15-0-040.00

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, **Robert Garrett McCullough, Jr. and John Watkins McCullough** hereinafter referred to as Grantors, hereby transfers and conveys to **Gary D. Baker and wife, Laura B. Baker** 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. 28 on the Plan of Hillsboro Park, Section II, of record in Plat Book 2331, pages 61 and 62, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Robert G. McCullough and wife, Sue H. McCullough by warranty deed from Jean Akers, a single person of record in Book 9793, page 582, Register's Office for Williamson County, Tennessee, Robert G. McCullough and Sue H. McCullough having both died leaving said property to Robert Garrett McCullough, Jr. and John Watkins McCullough by last will and testament.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The Plan of record in Plat Book 2331, Page 61 & 62, Register's Office for Davidson County, Tennessee.

09387-ST

Restrictive covenants contained in an instrument of record in Book 3836, Page 620, Book 4151, page 18, Book 4169, page 719, Book 4207, page 397, Book 4242, page 811, Register's Office for Davidson County, Tennessee.

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 2024 Kingsbury Drive, Nashville, Tennessee 37215.

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 16th day of September, 2003.

Robert Garrett McCullough, Jr.

John Watkins McCullough by

Atty in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Garrett McCullough, Jr. with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of September, 2003.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/2

STATE OF TENNESSEE
COUNTY OFWILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Robert Garrett McCullough, Jr., with whom I am personally acquainted, and who acknowledged that he is the attorney-in-fact of John Watkins McCullough, and is authorized by John Watkins McCullough to execute this instrument on behalf of John Watkins McCullough.

Witness my hand, this 16th day of September, 2003.

K. THOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Notary Public

My Commission Expires: 11/2

09387-ST