Return to: LINDA S. HARRIS & ASSOC.
ATTORNEYS-AT-LAW
213 WARD CIRCLE, STE. 200
BRENTWOOD, TN 37027

2nd
1n5

Tax Bills to:
Countrywide Home Loans
718 Thompson Lane #104
Nashville Tn 37204

This Instrument prepared by
~~and after recording return to~~:
Law Office of G. Miller Hogan II
5123 Virginia Way
Paddock III, Suite A-11
Brentwood, TN 37027

~~Send Tax Bills to~~ New Owner ~~s~~:

Dawn Michelle Baltz
286 Ivywood Drive
Nashville, Tennessee 37210

Map & Parcel Number

94-12 64.00

GENERAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/03 13:23 6pgs
Fees:33.00 Taxes:321.90
20031021-0155482

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Know all men by these presents that the undersigned **Stacey Bryant Hensley, Rex Alan Bryant, Julie Bryant Lane** and **Gary Alan Bryant** being all of the lawful heirs of the **Estate of Helen Ellis Bryant** (hereinafter collectively the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **Dawn M Baltz*** (hereinafter the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, have GRANTED, SOLD AND CONVEYED, and by these presents GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantors in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

* unmarried

Land in Davidson County, Tennessee being Lot No. 8 on the Plan of Clover Nook of record in Plat Book 2900, page 51 in the Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Helen E. Bryant, unmarried by deed dated 7/17/98 from Jessee E. Toothman, Trustee and Clara E. Toothman, Trustee of the Jesse M. Toothman and Clara E. Toothman Caring Trust, and Helen E. Bryant, unmarried of record in Book 11036, page 202 in the Register's Office for Davidson County, Tennessee. Said Helen E. Bryant having since died intestate on April 15, 2002 in Davidson County, Tennessee and leaving as her sole heirs at law her four children, Stacey Bryant Hensley, Rex Alan Bryant, Julie Bryant Lane and Gary Alan Bryant and leaving no other issue or heirs at law, living or deceased; said Estate of Helen Ellis Bryant (a/k/a Helen E. Bryant) is administered in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 03-P-776.

This is improved property commonly known as: 286 Ivywood Drive, Nashville, Tennessee 37210. This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and all matters that would be revealed by an accurate survey of the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenant with the Grantee that the Grantors are lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the

Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors and any other person; provided however, this conveyance is subject to the following matters: (1) Taxes for the year 2003 and subsequent years (2) all existing restrictions and easements of record (3) all matters shown on the plan of record in Plat Book 2900, page 51 and 52 in the Register's Office for Davidson County, Tennessee (4) Notice of Completion of record in Book 8687, page 371 said Register's Office, (5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6342, page 560, said Register's Office.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 16th day of October, 2003.

Stacey Bryant Hensley
Stacey Bryant Hensley

Rex Alan Bryant
Rex Alan Bryant

Julie Bryant Lane

Gary Alan Bryant
Gary Alan Bryant

Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their heirs, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, her heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantors and any other person; provided however, this conveyance is subject to the following matters: (1) Taxes for the year 2003 and subsequent years (2) all existing restrictions and easements of record (3) all matters shown on the plan of record in Plat Book 2900, page 51 and 52 in the Register's Office for Davidson County, Tennessee (4) Notice of Completion of record in Book 8687, page 371 said Register's Office, (5) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6342, page 560, said Register's Office.

IN WITNESS WHEREOF, this General Warranty Deed is executed by the Grantor as of the 16th day of October, 2003.

Stacey Bryant Hensley

Rex Alan Bryant

Julie Bryant Lane

Gary Alan Bryant

STATE OF TENNESSEE)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stacey Bryant Hensley,** the within named bargainor, 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 therein contained.

Witness my hand, at office, this 16th day of October, 2003.

Notary Public
My commission expires: Sept. 4, 2005

STATE OF TENNESSEE)
)
COUNTY OF Knox)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rex Alan Bryant**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of October, 2003.

Notary Public
My commission expires: Sept 4, 2005

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Bryant Lane,** the within named bargainor, 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 therein contained.

Witness my hand, at office, this ____ day of _____, 20____.

Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Stacey Bryant Hensley,** the within named bargainor, 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 therein contained.

Witness my hand, at office, this ____ day of _____, 20____.

_____
Notary Public
My commission expires: _____

STATE OF TENNESSEE)
)
COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rex Alan Bryant,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this ____ day of _____, 20____.

_____
Notary Public
My commission expires: _____

STATE OF ~~TENNESSEE~~ Mississippi)
)
COUNTY OF DeSoto)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Julie Bryant Lane**, the within named bargainor, 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 therein contained.

Witness my hand, at office, this 16th day of Oct, 20 07.

_____
Notary Public
My commission expires: 5/26/11

SHARON D. HARRIS NOTARY SEAL My Comm. Exp. May 26, 2007 DESOTO COUNTY, MS

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Gary Alan Bryant**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of OCTOBER, 20 03.

G. Miller Hogan II
Notary Public
My commission expires: JAN. 4, 2006

G. MILLER HOGAN II NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN.

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value for this transfer of property is $87,000.00.

Mary R Parrish
Affiant

Sworn to and subscribed before me this
17th day of October, 2003.

Charles A. Sullivant Jr.
Notary Public
My Commission Expires: 10/25/03

CHARLES A. SULLIVANT JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.