THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 21919-10-2003** 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $392,500.00. Affiant Subscribed and sworn to before me, 10th day of November, 2003. Notary Public My Commission Expires:

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

WARRANTY DEED

Address New Owner: Carlton Wade Sandrell Melody S. Sandrell 4923 Granny White Pike Nashville, TN 37220	**Send Tax Bills To:** SunTrust Mortgage, Inc. 201 Fourth Avenue North, 7th Floor Nashville, TN 37219	**Tax Information:** Map No.145.03 Parcel No. 047.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Rogina B. Baker, unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carlton Wade Sandrell and wife, Melody S. Sandrell** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 4923 Granny White Pike, Nashville, TN, 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 10th day of November, 2003.

Rogina B. Baker

Davidson County DEEDWARR
Recvd: 11/20/03 14:36 2pgs
Fees:13.00 Taxes:1452.25

20031120-0169562

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Rogina B. 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 therein contained.

Witness my hand, at office, this 10th day of November, 2003.

Notary Public

My Commission Expires:

EMBER S. FREET NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Roselawn Estates as of record in Plat Book 2900, page 86, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Ronald W. Baker and wife, Rogina B. Baker by deed dated December 3, 1975 from Wiley W. Bird and wife, Lynette R. Bird of record in Book 4980, page 113, Register's Office for Davidson County, Tennessee. Subsequently, Ronald Wayne Baker having conveyed all his interest to Rogina Blackwood Baker by deed of record in Book 8997, page 660, said Register's Office.

This conveyance is made subject to:

1) 2003 County Taxes, which have been paid by the Grantor and prorated by the parties;
2) Restrictions of record in Book 3067, page 362;
3) Easements of record in Book 6288, page 519 and
4) All matters appearing on the Plan of record in Plat Book 2900, page 86, said Register's Office.