WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/11/03 09:38 2pgs
Fees:13.00 Taxes:585.34

20031211-0177561

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.
My Commission Expires January 14, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 158,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF November, 2003

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D. Craddock, Sr. (NAME)	First Horizon Home Loan Corp. (NAME)	MAP 029-00
6421 Alessio Road (ADDRESS)	P.O. Box 146 (ADDRESS)	PARCEL 201.00
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Memphis, TN 38101 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, Gary Wayne Baird and wife, Tammy Jan Baird

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles D. Craddock, Sr.

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 the 14th Civil District of Davidson County, Tennessee, described according to a copy of a survey made by Nickerson-Johnson, Engineers, dated October 14, 1962, as follows:

BEGINNING at a point in Alessio Road in the original tract line prior to the widening of said Road, said point being 680 feet more or less south of the south margin of Canturutti Road; thence along said old deed line in Alessio Road, south 2 deg. 30' west 391.5 feet to a point opposite an iron pin; thence leaving said Road, north 87 deg. 30' west 1138 feet to a stake in the center line of a branch; thence along said branch and along a drain as follows: north 36 deg 24' east 66 feet; north 41 deg. 27' east 111 feet; north 19 deg 51' east 91 feet; north 71 deg. 19' east 51 feet; north 2 deg. 15' east 70 feet; north 18 deg 06' east 208 feet; north 33 deg 57' east 167 feet; north 77 deg 09' east 152 feet; south 76 deg 15' east 346.6 feet; south 66 deg 08' east 168 feet; south 79 deg 24' east 58 feet; north 79 deg 25' east 75 feet to a point in Alessio Road, being the point of beginning, containing 12.3 acres more or less.

BEING the same property conveyed to Gary Wayne Baird and wife, Tammy Jan Baird, by Warranty Deed from Joe M. Baird and wife, Susie Mai Baird, of record in Book 8111, Page 425, Register's Office of Davidson County, Tennessee.

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

unimproved ( )
This is improved (X) property, known as 6421 Alessio Road, Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hand S this 26th day of November, 2003

Gary Wayne Baird

Gary Wayne Baird

Tammy Jan Baird

Tammy Jan Baird

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gary Wayne Baird and wife, Tammy Jan Baird

the bargainor s, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Goodlettsville, Tennessee, this 26th day of November, 2003.

Commission expires _____

Annette Maples
Notary Public

D. ANNETTE MAPLES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 25, 2006

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public