Send tax bills to:
Timothy L. Bruxvoort, Trustee
8161 Highway 100, #194
Nashville, TN 37221-4213

New Owner:
Baker Family Trust
8161 Highway 100, #194
Nashville, TN 37221

This Instrument Was Prepared By:
Timothy L. Bruxvoort, Trustee
8161 Highway 100, #194
Nashville, TN 37221-4213
866-641-6929 Ext. 9

Davidson County DEEDWARR
Recvd: 01/09/04 10:46 2pgs
Fees:12.00 Taxes:0.00

20040109-0003810

[Space Above This Line For Recording Data]

Warranty Deed To Trustee

The Grantor(s) **Anna M. Baker,** of the County of Davidson, of the State of Tennessee for and in consideration of Ten Dollars, ($10.00), and other good and valuable considerations in hand paid, conveys, grants, bargains, sells, aliens, remises, releases, confirms and warrants under provisions of applicable Tennessee law.

Unto **Baker Family Trust, with Timothy L. Bruxvoort** as Trustee and not personally under the provisions of a trust agreement dated the 6th day of December, Two Thousand and Three, known as Trust Number 184 the following described real estate in the County of Davidson, State of Tennessee to wit:

Legal description:
A Condominium Apartment in Davidson County, Tennessee, being Site Building No. 23, Unit No. 184, and Garage No. 184G of "Peppertree", Creekside Meadows Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plan to the Master Deed of record in Book 4675, Pages 128-130, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

BEING the same property conveyed to Anna M. Baker, unmarried by deed from Judy M. Corlew, unmarried of record in Book 10452, Page 596, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

The property herein conveyed is subject to the restrictions, easements, liens and other matters set forth in the Master Deed and By-Laws of record in Book 4834, Page 257, Book 4984, Page 174, Book 5045, Page 800, Book 5929, Page 5, Book 6535, Page 723, Book 5086, Page 80, Book 6237, Page 644, Book 6535, Page 724, Book 6874, Page 354, and Book 7610, Page 973, said Register's Office, and to the matters set forth in the referenced Condominium Plan of record.
This is an improved property, know as: 810 Bellevue Road, Unit 184, Nashville, Tennessee 37221

Together with all the tenements, hereditaments and appurtenances thereto, belonging or in anywise appertaining.

To have and to hold the said premises in fee simple forever, with the appurtenances attached thereto upon the trust and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority granted to said Trustee, with respect to the said premises or any part of it, and at any time or times, to subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part thereof, from time to time, in possession or reversion by leases to commence now or later, and upon any terms and for any period or periods of time and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future renters, to partition or to exchange said property or any part thereof for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning

the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In No Case shall any party dealing with the said trustee in relation to said premises, to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance, lease or other instrument, (a) that at the time of delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in full accordance of the trust's conditions and limitations contained herein and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The Interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

This Warranty Deed is exempt from recordation tax in accordance with 1994 Tennessee Public Chapter 721 amended Tennessee Code Annotated 67-4-409(a)(3) for revocable living trusts.

In Witness Whereof, the said grantor(s) has (have) hereunto set his (their) hand(s) and seals this 6th day of, December 2003, AD

Signed Sealed and Delivered in our Presence

Notary Witness

Anna M. Baker

Witness

State of Tennessee
County of Davidson

I Hereby Certify that on this day, before me, an officer duly authorized in the State aforesaid to take acknowledgments, personally appeared to me known as the person(s) described in and who executed the foregoing instrument and acknowledged before me that executed the same.

Witness my hand and official seal in the county and State last aforesaid this 6th day of December, 2003 A. D.

TAMAR MOON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN

Tamar Moon
Notary Public
My commission expires 5/28/03

Property Address:
810 Bellevue Road, Unit 184
Nashville, TN 37221
Map 142-6-A Parcel #: 184