THIS INSTRUMENT PREPARED BY:
Baldwin Land Title, PLLC
51 Century Boulevard, Suite 308
Nashville, TN 37214

SEND TAX BILLS TO:
Same

MAP PARCEL NUMBERS
49-1-0-21.00

PICK-UP

Davidson County DEEDWARR
Recvd: 01/27/04 09:22 2pgs
Fees:13.00 Taxes:194.25
20040127-0010090

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of January, **2004**, by and between **Edward B. Baldwin III and Tisha C Baldwin, husband and wife**, party of the first part, and **Horace Mann and Lethia Mann, husband and wife**, party of the second part,

WITNESSETH: That for and in consideration of **$52,500.00** cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Whites Creek County of Davidson, State of Tennessee:

Being Lot No. 17 of the final plat of Ole Orchard Phase 2, as of record in Instrument Number 200105040046318, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Edward B. Baldwin, III and wife, Tisha C. Baldwin by Warranty Deed from Country Maid Farms, Inc., of record in Instrument Number 200208190100191, dated 8-12-02, and recorded 8-19-02, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Edward B. Baldwin III

Tisha C Baldwin

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Edward B. Baldwin III and Tisha C Baldwin, husband and wife** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 23rd day of January, **2004.**

My commission expires _____

_____
Notary Public

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY TN
MY COMMISSION EXPIRES MAY 29, 2006

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, **$52,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 23rd day of January, **2004**.

_____

TIM E. PLANICKA NOTARY PUBLIC AT LARGE WILSON COUNTY TN
MY COMMISSION EXPIRES MAY 29, 2006

PROPERTY ADDRESS:
3940 Lloyd Rd.
Whites Creek, TN 37189

Send tax bills to:
Name & Address of New Owner:
Horace Mann and Lethia Mann, husband and wife

Same as above

_____