Davidson County DEEDWARR
Recvd: 02/06/04 11:36 2pgs
Fees:13.00 Taxes:380.73

20040206-0014716

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42712

WARRANTY DEED

H-1399
Jack Case Wilson
Title Associates
4698 Lebanon Rd.
Hermitage, TN 37076

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$102,900.00.**

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th DAY OF FEBRUARY, 2004.

Carlene Shrat
Notary Public

MY COMMISSION EXPIRES: 11-25-07

CARLENE SHRAT NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
SATURN AND MAZER TITLE SERVICES, INC., 212 THIRD AVENUE, N.,NASHVILLE, TENNESSEE 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL #
EVELENE BALDWIN **3849 Buena Vista Pike** **Nashville, TN 37218**	IndyMac Bank, F.S.B. P.O. Box 78826 Phoenix AZ 85062-8826	**59-14-271** **13DA 68625**

FOR AND IN 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, JERRY W. DRAKE and wife, SHERRY G. DRAKE**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EVELENE BALDWIN**, a single person

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:

All that certain tract or parcel of land in Davidson County, Tennessee, described as being Lot Number 27 on the plan of Hillmore Estates of record in Book 6250, Page 195, of the Register's Office for said county.

Being the same property conveyed to Jerry W. Drake and wife, Sherry G. Drake by deed from Robert M. Wilson, Jr., Successor-Trustee, of record in Instrument Number 20031022-0156421, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **3849 Buena Vista Pike, Nashville, Tennessee 37218**

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 hands this 4th day of February, 2004.

X Jerry W. Drake
JERRY W. DRAKE

X Sherry G. Drake
SHERRY G. DRAKE

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 JERRY W. DRAKE and wife, SHERRY G. DRAKE, the bargainors, 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 Nashville, Tennessee, this the 4th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

ALAN D. MAZER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.