~~RECORD AND RETURN TO:~~
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) 42790 FILE BOX "7"

After Recording Return To:
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN00904

WARRANTY DEED

GAIL C. VICTORY
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.
My Commission Expires NOV. 4, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$114,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **13th DAY OF FEBRUARY, 2004.**

Notary Public

MY COMMISSION EXPIRES:

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
GARY L. BAUGHER	Countrywide Home Loans	**61-8-77**
1137 Winding Way	P.O. Box 10423	**15DZ 24510**
Nashville, TN 37216	Van Nuys, CA 91410	

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 **I, FLORENCE J. TALLEY, an unmarried person**

H.EREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GARY L. BAUGHER,** *an unmarried man*

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 Davidson County, Tennessee, being Lot No. 2 on the easterly 15 feet of Lot No. 1 of Block "D" on the Plan of Section No. 2 of Jackson Park as of record in Book 843, Page 21, Register's Office for Davidson County, Tennessee.

SAID Lot No. 2 and part of Lot No. 1 front 75 feet along the northerly side of Winding Way and extends back 148 feet along the westerly side and 147 feet along the easterly side line to a rear line measuring 77 feet thereon.

BEING the same property conveyed to Florence J. Talley, an unmarried person, by deed from Jerri Ann Arnold, an unmarried person, of record in Book 8918, Page 711, Register's Office for Davidson County, Tennessee.

See General Durable Power of Attorney of record in Instrument Number 20040130-0012036, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property, known as **1137 Winding Way, Nashville, Tennessee 37216**

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 my hand this 13th day of February, 2004.

Florence J. Talley by Mary Jo Talley-Mummert, AIF

FLORENCE J. TALLEY by MARY JO TALLEY-MUMMERT, Attorney-in-Fact

Davidson County DEEDWARR
Recvd: 02/19/04 13:07 2pgs
Fees:13.00 Taxes:421.80

20040219-0019306

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

On this the 13th day of February, 2004, before me personally appeared MARY JO TALLEY-MUMMERT, to me known to be the person who executed the foregoing instrument in behalf of FLORENCE J. TALLEY, as her Attorney-in-Fact, and acknowledged that she executed the same as the free act and deed of the said FLORENCE J. TALLEY, as though she had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 13th day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

