Davidson County DEEDWARR
Recvd: 02/26/04 10:32 2pgs
Fees:13.00 Taxes:342.25

20040226-0021821

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182

Prepared by:
Realty Title & Escrow Company, Inc.
P. O. Box 1369
Brentwood, TN 37024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $92,500.00

Affiant

CHARLES A. SULLIVANT, JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 13th day of February, 2004.

Notary Public
My commission expires: 9/22/07

My Commission Expires

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Janie G. Brasel 390 Huntington Ridge Drive Nashville TN 37211	Countrywide Home Loans 4500 Park Granada Calabasas, CA 91302-1613	161-11-A-48

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, R. Scott Baggett, ~~a~~ unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Janie G. Brasel*, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

*unmarried

Land in Davidson County, Tennessee, being Unit No. 48 on the Plan of Huntington Ridge Townhouses, of record in Book 4675, Page 9, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Robert H. Baggett, and Imogene V. Baggett, and R. Scott Baggett by deed from Patsy J. Baker (now Abernathy) of record in Book 7048, Page 910, Register's Office for Davidson County, Tennessee. Being further conveyed to R. Scott Baggett by Quitclaim Deed from Robert H. Baggett and wife, Imogene V. Baggett, of record in Instrument No. 20030605-0078061, Register's Office for Davidson County, Tennessee.

* This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 390 Huntington Ridge Drive, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

R. Scott Baggett

Karen Baggett

*Karen Baggett, wife of R. Scott Baggett, hereby joins in the execution of this instrument for the purposes of conveying her marital interest, if any, in subject property.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

and Karen Baggett

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, R. Scott Baggett with whom I am personally acquainted, and who acknowledged ~~he~~ they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 13th day of February, 2004.

Notary Public

My Commission expires 03/14/05