Davidson County DEEDWARR
Recvd: 03/03/04 11:06 2pgs
Fees:13.00 Taxes:536.50
20040303-0024026

Prepared by:
Realty Title & Escrow Company, Inc.
808 N. Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $145,000.00

Affiant

Subscribed and sworn to before me, this 26 day of February, 2004.

Notary Public
My commission expires: 11-27-2006

ROBBIN TEASLEY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

Address of New Owner:	Send Tax Bills to:	Tax Information
William Painton 228 Bonnabrook Dr. Hermitage TN 37076	New Owner	074-16-0 035.00

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, Gloria A. Baird, married, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to William Painton and wife, Nancy Painton, 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:

Land in Davidson County, TN, being Lot No. 440 on the plan of Hermitage Hills Sec 5, of record in Book 3300, Page 1, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gloria A. Baird, by Quitclaim deed, dated 11/15/85, from Clarence N. Baird and wife, Gloria A. Baird of record in Book 6711, Page 63, said Register's Office.

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.

Clarence N. Baird, husband of Gloria A. Baird, joins in the execution of this instrument for the purpose of conveying his marital interests, if any, in subject property.

This property is improved property known as 228 Bonnabrook Dr., Hermitage, TN 37076.

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. Grantor covenants with Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind herself, her 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 26 day of February, 2004.

Gloria A. Baird

Clarence N. Baird

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Gloria A. Baird and husband, Clarence N. Baird, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained

Witness my hand in Mt. Juliet, TN, this 26 day of February, 2004.

Notary Public

My Commission expires 11-27-2006

ROBBIN TEASLEY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.