WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Carrie Tiesler
Affiant

Subscribed and sworn to before me, this 19th DAY OF February, 2004.

Rachel Wilson
Notary Public

RACHEL WILSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MY COMMISSION EXPIRES:
(AFFIX SEAL)
My Commission Expires MAR 31, 2007

G-UTC-04-0123

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Molly Grisham	National Bank of Commerce	
810 Bellevue Road # 184 (ADDRESS)	115 29th Avenue South (ADDRESS)	142-6-A-184
Nashville, Tennessee 37221 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BAKER FAMILY TRUST, AND TIMOTHY L. BRUXVOORT, TRUSTEE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MOLLY GRISHAM UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davison County, Tennessee, being Site Building No. 23, Unit 184 and Garage No. 184G of Peppertree Creekside Meadows Cadmiums, a horizontal Property Regime as shown on the Plat of record in Book 4675, Pages128-130, Register's Office for said County, together with the appurtenant undivided interest in the general and limited common elements as established by the Master Deed of record in Book 4834, Page 257, Register's Office for said County.

Being the same property conveyed to Baker Family Trust, Timothy L. Bruxvoort, Trustee by Warranty Deed to Trustee dated 12-6-03 and filed for record on 1-9-04 in Instrument Number 20040109-0003810, Register's Office for Davidson County, Tennessee and Being the same property conveyed to Ana M. Baker, unmarried by Warranty Deed date 5-9-97 and filed for record on 5-13-97 in Book 10452, Page596, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 810 Bellevue Road # 184, Nashville, Tennessee 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 19th day of February, 2004.

Baker Family Trust,

Timothy L. Bruxvoort, Trustee

Davidson County DEEDWARR
Recvd: 03/03/04 12:06 2pgs
Fees:13.00 Taxes:288.60

20040303-0024110

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me,
John Gleaves, a Notary Public within and for said County and State aforesaid, personally appeared
Timothy L. Bruxvoort, Trustee for the Baker Family Trust, with whom I am personally acquainted and who upon his oath(s) acknowledged him to be the Trustee of the Baker Family Trust, and that he as such
Timothy L. Bruxvoort, Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Baker Family Trust.

Witness my hand and official seal at

on this the 19 day of February, 2007.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212