This Instrument Prepared By:
FLYNN & RADFORD, ATTYS., P.C.
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6040047

Davidson County DEEDWARR
Recvd: 03/31/04 15:46 2pgs
Fees:13.00 Taxes:521.70
20040331-0036521

Send Tax Bills To:
Timothy & Rebecca Baumgartner
230 Colt Dr.
Nashville, TN 37221

New Owner is:
Timothy & Rebecca Baumgartner
230 Colt Drive
Nashville, TN 37221

MAP: 128-10
PARCEL: 151.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chris A. Cunningham and Catherine A. Cunningham**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Timothy Baumgartner and Rebecca Baumgartner**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

A certain tract or parcel of located in County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 148 on the Plan of Stacy Square, section 4, as of record in Book 4460, Page 12 Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Chris A. Cunningham and wife, Catherine A. Cunningham by Deed from Bert L. Henderson and wife, Tracy R. Henderson dated 08/15/03, recorded 08/28/03, in Inst#200308280124902, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of March, 2004.

GRANTOR:

Chris A. Cunningham by Melissa Sanders as attorney-in-fact

Chris A. Cunningham by Melissa Sanders

as Attorney-in-fact

Catherine A. Cunningham by Melissa Sanders as attorney-in-fact

Catherine A. Cunningham by Melissa Sanders

as Attorney-in-fact

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Melissa Sanders**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument on behalf **Chris A. Cunningham and Catherine A. Cunningham** by Specific Power of Attorney Recorded in Book X, Page, _____ for the purposes therein contained.

Witness my hand and seal on this the 15th day of March, 2004.

#20040331-0036520
##20040331-0036519

Heather M. Moore
Notary Public

My Commission Expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF 8/22/07)

The actual consideration or value, whichever is greater, for this transfer is $141,000.00.

Affiant

SWORN TO and subscribed before me this 15th day of March, 2004.

Heather M. Moore
NOTARY PUBLIC

My commission expires: 8/22/07

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007