File #04-223J

RETURN TO:
COMMONWEALTH TITLE AGENCY
OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

ADDRESS NEW OWNERS and
SEND TAX BILLS:
JOHN BAKER and wife,
STACIE BAKER
4171 Creek Trail Dr
Whites Creek, TN
37189

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
41 - 5 - 21

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of THIRTY SEVEN THOUSAND DOLLARS ($37,000.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, hereinafter called GRANTORS, have this day bargained and sold and by these presents transfer and convey to JOHN BAKER and wife, STACIE BAKER, hereinafter called GRANTEES, their heirs, successors and assigns forever, the following described property, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Creek Trail Subdivision, a plat of which is of record in Book 7900, Page 261-262, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.

Being a part of the same property conveyed to Khushru H. Frenchman and wife, Rita K. Frenchman by deed of record in Book 5635, Page 392, Register's Office for Sumner County, Tennessee.

Subject to all matters shown on the above referenced plat and to restrictions of record.

This is improved property known as 4171 Creek Trail Drive, Whites Creek, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEES, their heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEES that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEES, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

Davidson County DEEDWARR
Recvd: 04/05/04 15:21 2pgs
Fees:13.00 Taxes:136.90

20040405-0038399

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

Executed on this 30 day of March, 2004.

KHUSHRU H. FRENCHMAN

RITA K. FRENCHMAN

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KHUSHRU H. FRENCHMAN and wife, RITA K. FRENCHMAN, the within named bargainors with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 30 day of March, 2004.

TIMOTHY D. FERGUSON NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

NOTARY PUBLIC

My Commission Expires:

10/24/05

STATE OF TENNESSEE

COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $37,000.00.

AFFIANT

Subscribed to and sworn before me, this the 30th day of March, 2004.

NOTARY PUBLIC

My Commission Expires:

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 26, 2005

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