FILE BOX 45

WARRANTY DEED

PATRICIA NICHOLS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2004

Notary Public: Patricia Nicholls

MY COMMISSION EXPIRES: 01/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Craig A. Cardinale	Guaranty Trust Company	Map 74
920 Hermitage Ridge	640 Broadmor Blvd., Suite 100	Group 4
Hermitage, TN 37076	Murfreesboro, TN 37129-1218	Parcel 78

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Jimmy R Baird and wife, Glorimar Baird

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Craig A. Cardinale

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Lot No. 57, on the Plan of Hermitage Hills, Section Twelve, of record in Plat Book 4675, Page 113 and revised in Plat Book 4675, Page 125, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jimmy R. Baird and Glorimar Rodriquez by deed from Angela Dawn Watson Gilbert and husband, James Anderson Gilbert, of record in Book 10716, Page 237, dated December 8, 1997, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 4960, Page 506; Book 4969, Page 667; and Book 4820, Page 611, Register's Office for said County.

This conveyance is made subject to: (1) 2004 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 4675, Page 125, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 920 Hermitage Ridge, 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 and assigns forever; and we do covenant with the said GRANTEES 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 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 our hands this 30th day of April, 2004.

Jimmy R Baird

Glorimar Baird

Davidson County DEEDWARR
Recvd: 05/04/04 13:46 2pgs
Fees:13.00 Taxes:408.85

20040504-0050618

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jimmy R. Baird and Glorimar Baird, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that theyexecuted the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2004.

My Commission Expires: 01/29/05

Notary Public

