Davidson County DEEDWARR
Recvd: 05/05/04 13:53 1pgs
Fees:13.00 Taxes:340.03
20040505-0051455

WARRANTY DEED

ZANA C. PETTY 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 $ ~~97,900.00~~

Melissa R. White
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 1.27.07
(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:
Ryan P. Baldwin	U.S. Bank Home Mortgage	Map 136
1011 Carla Court	814 Church Street	Group 14
Nashville, TN 37217	Nashville, TN 37203	Parcel 217

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

Damon M. McCrary unmarried

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

Ryan P. Baldwin and wife, Donna M. Baldwin

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. 166-B of the Zone Lot Division of Lot Nos. 165 through 169, Harbor Gate, Section Two, of record in Plat Book 6250, Page 718, amending Plat Book 6250, Page 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Damon M. McCrary by deed from Bonnie L. Carter, of record in Instrument 20021120-0144052, dated January 29, 2001, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 6366, Page 494, 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 6250, Page 718, amending Plat Book 6250, Page 33, 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 1011 Carla Court, Nashville, TN 37217

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 my hand this 30th day of April, 2004.

Damon M. McCrary

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

STEVE E. HENDERSON
Notary Public, State of Texas
My Commission Exp. 07-06-2007

STATE OF TEXAS
COUNTY OF DALLAS

This instrument was acknowledged before me on 4/30/04 by Damon M. McCrary

Notary Public - Signature