Box 17

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/14/04 14:30 2pgs
Fees:13.00 Taxes:795.50

20040514-0057021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF May 2004

Notary Public

MY COMMISSION EXPIRES: 11/26/05 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Coomer and Jenkins, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin E. Baumiller	same	MAP 171-3B
600 Oxbow Drive (NAME)	(NAME)	PARCEL 71
Myrtle Beach, SC 29579 (ADDRESS)	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Robert J. Killion and wife, Mary Ann Killion

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin E. Baumiller and wife, Margaret M. Baumiller

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:

Situated in Davidson County, Tennessee, being Unit No. 23 on the Plan of Phase One, Section Two, Townhomes of Fredericksburg, of record in Book 9700, page 364, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert J. Killion and Mary Ann Killion by deed from Mary Ann Killion, individually and Mary Ann Dunn Killion as Trustee for the John D. and Mary Ann Dunn Family Trust of record in Instrument No. 20020212-0018563, Register's Office for Davidson County, Tennessee.

Subject to restrictions of record in Book 10126, page 489; Book 10224, page 683 corrected at Book 10294, page 850; Book 10393, page 11; Book 7798, page 843; and Book 10628, page 517; By-Laws in Book 10126, page 489; Book 10275, page 959; Easements in Book 7993, page 269; Book 7851, page 712; Book 7358, page 643; Book 9607, page 431; Dedication in Book 10012, page 756; Charter in Book 10126, page 430, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plan of record in Book 9700, page 364, said Register's Office.

Taxes for the year 2004 are prorated and assumed by the Grantee(s) herein.

CONTINUED

unimproved ( )
This is improved (X) property, known as 641 Old Hickory Blvd., #207, Brentwood, TN 37027
(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 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 hand s this 11th day of May, 2004

Robert J. Killion

Mary Ann Killion

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 Robert J. Killion and wife, Mary Ann Killion

the bargainor s, 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 and official seal at Nashville, Tennessee, this 24th day of May 2004.

Commission expires 11/26/05

Laura A. Beasley
Notary Public

LAURA A. BEASLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

LEGAL DESCRIPTION CONTINUATION

The legal description is the same as the previous deed of record.