THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 22656-04-2004** File Boa 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $659,900.00 Affiant Subscribed and sworn to before me this 20th day of May, 2004. Notary Public My Commission Expires:

BRADFORD W. ROBERTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE Exp. 12/1/2007

WARRANTY DEED

Address New Owner: Richard W. Baker, A. Victoria Baker 821 Hunters Hill Trace Old Hickory, TN 37138	**Send Tax Bills To:** New Owners	**Tax Information:** Map No.064.03-0C Parcel No. 005.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kenneth Dean Sams and wife, Kimberly Lynn Sams**, ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **Richard W. Baker and wife, A. Victoria Baker** ("Grantee"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is Improved property located at 821 Hunters Hill Trace, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of May, 2004.

Kenneth Dean Sams

Kimberly Lynn Sams

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Kenneth Dean Sams and Kimberly Lynn Sams**, 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 20th day of May, 2004.

Notary Public

My Commission Expires:

J. MICHAEL MORGAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
J. Michael Morgan
My Commission Expires
July 30, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 05/21/04 12:13 2pgs
Fees:13.00 Taxes:2441.63

20040521-0059948

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 299 on the Plan of Phase One, Section Two, Revised Plat of Brandywine Pointe, as of record in Plat Book 7900, page 172, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Kenneth Dean Sams and wife, Kimberly Lynn Sams by deed dated 7/12/00 from Charles R. Kaelin, Jr. and wife, Patricia L. Kaelin of record as Instrument No. 200007170070143, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 County Taxes which have been prorated and assumed by the Gtrantees.
2. Declaration of Covenants, Conditions and Restrictions for Brandywine Pointe, Subdivision, Phase One, Section 2, of record in Book 8120, page 188, amended in Book 8671, page 484, Book 9010, page 627, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates tohandicap, but does not discriminate against handicapped persons).
3. Amendment to By-Laws of Brandywine Pointe Community Association, Inc., of record in Book 10721, page 835, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Brandywine Pointe Community Association, Inc., of record in Book 9013, page 39, and Book 9117, page 77, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record in Book 7900, page 172, Register's Office for Davidson County, Tennessee.