853

THIS INSTRUMENT PREPARED BY:
Forsythe Title & Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 18043K

MAP/GROUP/PARCEL:
034-03-0/014.00

NEW OWNER'S NAME AND ADDRESS:
DANIEL L. VANPELT AND CLEMMIE K. VANPELT
2104 PAULA DRIVE
MADISON, TENNESSEE 37115

Davidson County DEEDWARR
Recvd: 05/21/04 15:05 2pgs
Fees:13.00 Taxes:629.00
20040521-0060182

SEND TAX BILLS TO:
New Owner

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, MIRIAM A. BAIRD and CHRIS A. BAIRD, WIFE AND HUSBAND, hereinafter called Grantors, do hereby transfer and convey unto VANPELT FAMILY REVOCABLE LIVING TRUST, their heirs and assigns, hereinafter called Grantees, property described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 234 ON THE PLAN OF SHEPHERD HILLS SUBDIVISION, SECTION IV, AS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 2854, PAGE 100, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

The subject property is commonly known as 2104 PAULA DRIVE, Madison, TN 37115.

BEING the same property conveyed to Grantors herein by deed of record in Instrument #200201110004346, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. 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 for current taxes, and restrictions and easements of record.

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

MIRIAM A. BAIRD

Chris A Baird by M. A Baird POA

CHRIS A. BAIRD

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, MIRIAM A. BAIRD, INDIVIDUALLY AND AS ATTORNEY IN FACT FOR CHRIS A. BAIRD, with whom I am personally acquainted, and made oath that she executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 14th day of MAY, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF SUMNER

MY COMMISSION EXPIRES JAN. 20, 2008

The actual consideration or value whichever is greater for this transfer is $170,000.00.

AFFIANT

Sworn to and subscribed before me, this the 14th day of MAY, 2004.

NOTARY PUBLIC

SONDRA KIRBY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

My Commission Expires:

MY COMMISSION EXPIRES JAN. 20, 2008