Davidson County DEEDWARR
Recvd: 05/25/04 10:04 2pgs
Fees:13.00 Taxes:407.00

20040525-0061098

WARRANTY DEED

B-AFG-03-5254

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

David Holliman
Affiant

Subscribed and sworn to before me, this 13th DAY OF May, 2004.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEENA L. LAGE NOTARY PUBLIC MY COMM. EXP. 8-30-06 DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Holliman	Argent Mortgage Co. LLC	
5254 Whites Creek Pike (ADDRESS)	333 Westchester Avenue, 1st Floor (ADDRESS)	22-77
Joelton, Tennessee 37189 (CITY) (STATE) (ZIP)	White Plains, NY 10604 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ALEX R. BAKER, A MARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID HOLLIMAN AND DEBBIE HOLLIMAN, Husband and wife hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, and being further described as: Land in Davidson County, Tennessee, being Tract No. 2 on the survey of Ralph Lambert & Son, Surveyors, dated January 19, 1974, and described as follows:

BEGINNING at an iron pin in the westerly margin of the U.S. Highway 431 (White's Creek Pike); thence North 88 deg. 41' West 1,022.1 feet to an iron pin, thence North 16 deg. 13' East 146.88 feet to an iron pin; thence North 89 deg. 56' East 863.3 feet to an iron pin in the westerly margin of White's Creek Pike; thence South 40 deg. 41' East along the westerly margin of said Pike, 200 feet to the point of beginning and containing 3.31 acres, more or less. Included in this conveyance is a 19967 Mountaineer Mobile Home, Model No. 933.

Being the same property conveyed to Alex R. Baker, a married man, by Deed dated December 28, 2001 and filed for record on January 4, 2002 in Instrument Number 20020104-0001383, Register's Office for Davidson County, Tennessee.

This conveyance is subject to Sanitary Sewer/Storm Drainage Easements of record in Book 7505, Page 837, Register's Office for said County.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 5254 Whites Creek Pike, Joelton, Tennessee 37189
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this 13th day of May, 2004.

Alex R. Baker
Alex R. Baker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Deena L. O'Brien the undersigned, a Notary Public in and for said County and State, Alex R. Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 13th day of May, 2004.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903