This Instrument Prepared By:
TITLE ESCROW, INC.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

ADDRESS NEW OWNER:
John C. Wells and Janet I. Wells
5225 Rustic Way
Old Hickory, TN 37138

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 53-12
PARCEL 240

Davidson County DEEDWARR
Recvd: 06/02/04 15:41 2pgs
Fees:13.00 Taxes:684.50
20040602-0064825

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Harold D. Baker and wife, Jami E. Wilson hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto John C. Wells and wife, Janet I. Wells, as tenants by the entirety, 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. 203, on the Plan of Villas of Lakemeade, Phase II, of record in Plat Book 7900, Page 983, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Harold D. Baker and Jami E. Wilson, both unmarried, as joint tenants with right of survivorship, by deed from Baird R. Faulkner and wife, Eva Jane Faulkner of record in Book 10861, Page 225, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This conveyance is subject to restrictions of record in Book 9434, Page 355, and such easements and setback lines of record in Plat Book 7900, Page 983; right-of-way to Southern Bell Telephone and Telegraph Company of record in Book 924, Page 121 and Book 946, Page 64; Sewer easement of record in Book 3160, Page 533, said Register's Office.

Harold D. Baker executed this instrument on behalf of Jami E. Wilson pursuant to a Power of Attorney which is being placed of record currently herewith of record in INST: 20040602-0064823

Taxes for 2004 have been pro-rated and assumed by Grantees.

This is unimproved property known as 609 Lafferty Point, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said John C. Wells and wife, Janet I. Wells, their heirs and assigns, forever; and we, Harold D. Baker and wife, Jami E. Wilson 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 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 shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 28th day of May, 2004.

Harold D. Baker

Jami E. Wilson by Harold D. Baker, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Harold D. Baker, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 28th day of May, 2004.

NOTARY PUBLIC

My Commission Expires: 3/22/2008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Harold D. Baker 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 the purposes therein contained, and who further acknowledged that he is the Attorney in Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this the 28th day of May, 2004.

My commission expires: 3/22/2008

Notary Public

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 185,000.00.

AFFIANT

Subscribed and sworn to before me this 28th day of May, 2004.

NOTARY PUBLIC
My Commission Expires: 3/22/2008