Return To:

Southeast Title & Escrow
214 Centerview Drive Suite 101
Brentwood, TN. 37027
#100510

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/04 09:11 2pgs
Fees:13.00 Taxes:85.10

20040701-0078217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $23,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: September 17, 2007.

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

MISTY M. SOHRABI
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
July 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B & T Building Group, LLC	(SAME)	**72-12 143**
(NAME)	(NAME)	
4564 Raccoon Trail		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	,	
(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, **Rocky Dale Baker and wife Diane Baker**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **B & T Building Group, LLC**, 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:

Land in **Davidson** County, Tennessee, being Lot No. **181** on the Plan of **Dalewood**, Section III of record in Plat Book **1835**, Page **20**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Rocky Dale Baker** by Heirship Affidavit of record in Instrument No. _____, Register's Office for **Davidson** County, Tennessee. Also reference unprobated will recorded at 20000928-009573 devising property to Rocky Dale Baker. *20040701-0078216

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved X
This is improved property, known as **2123 Fernwood Dr., Nashville, TN 37216**
(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 **my/our hand(s)** this **17th day of June, 2004**.

Rocky Dale Baker

Rocky Dale Baker

Diane Baker

Diane Baker

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 Rocky Dale Baker and wife Diane Baker the bargainor(s), 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 purposes therein contained.

Witness my hand and official seal at Antioch, Tennessee, this 23rd day of June, 2004.

Commission expires: ~~09/17/2007~~ 1-25-2006

Angela M Lake

Notary Public

ANGELA M. LAKE NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.