27A 1/2

Davidson County DEEDWARR
Recvd: 08/04/04 14:19 2pgs
Fees:13.00 Taxes:647.50
20040804-0093730

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 30th day of July, 2004.

Notary Public

My Commission Expires: 4-26-05

MARK W. KILPATRICK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

WARRANTY DEED
THIS INSTRUMENT WAS PREPARED BY:
Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Brandon S. Baxter and Cynthia E. Baxter
5640 Oakes Drive
Brentwood, Tennessee 37027

SEND TAX BILLS TO:
Southern Capital Resources, Inc.
100 Century Pkwy. South #200
Birmingham, AL 35226

MAP-PARCEL NUMBERS:
160-14-0-017.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Trent E. Latta and wife, Joanna D. Latta** hereinafter referred to as Grantors, hereby transfers and conveys to **Brandon S. Baxter and wife, Cynthia E. Baxter** hereinafter referred to as 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. 1 on the plan of the Resubdivision of Lots 1 and 3-7, Section 4, Highlands of Brentwood, as of record in Book 5800, Page 232, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Trent E. Latta and wife, Joanna D. Latta, by Warranty Deed from Jerry M. Batts and wife, Betty H. Batts of record in Instrument No. 20010302-0019471, Register's Office for Davidson County, Tennessee, dated February 27, 2001.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2004, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 5800, Page 232, Register's Office for Davidson County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 11189, Page 612, Book 11356, Page 815, and Book 11629, Page 906, Register's Office for Davidson County, Tennessee.

Easement for Sanitary Sewer/Storm Drainage of record in Book 7461, Page 773, and Book 7461, Page 805, Register's Office for Davidson County, Tennessee.

Easement for Ingress/Egress of record in Book 11189, Page 612, Register's Office for Davidson County, Tennessee.

Easement for Bell South of record in Book 11608, Page 467, Register's Office for Davidson County, Tennessee.

Conveyance of Common Area to HOA by Quitclaim Deed of record in Book 11629, Page 909, and Instrument No. 20000407-0035205, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 11356, Page 840, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Rights or claims of parties in possession not shown by the public records.

Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.

County and/or City taxes for the year 2004, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 5640 Oakes Drive, Brentwood, Tennessee 37027.

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 I do covenant with the said **GRANTEES** that I am 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 I do further covenant and bind myself, my 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 hand this 30th day of July, 2004.

/ Trent Latta
Trent E. Latta

/ Joanna Latta
Joanna D. Latta

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Trent E. Latta and wife, and Joanna D. Latta, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of July, 2004.

Notary Public

My Commission Expires: 11-2005

10994-BP