Davidson County DEEDWARR
Recvd: 08/05/04 10:28 2pgs
Fees:13.00 Taxes:518.00

20040805-0094178

This Instrument Was Prepared By:

Hugh W. Entrekin, Atty.
700 Craighead Street
Suite 107
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Affiant

Subscribed and sworn to before me, This 27th day of July, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN My Comm. Exp. Nov. 25, 2006

Notary Public

My Commission Expires: 11-25-06

Address New Owner	Send Tax Bills to:	Map-Parcel
Stephanie Michelle Baldwin	CTX Mortgage Company	75-12-B-45 CO.
700 Billie Jean Circle	P.O. Box 199114	
Hermitage, TN 37076	Dallas, TX 75219	

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Earheart Investments, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Stephanie Michelle Baldwin and Randall Allan Tresner, hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee being Lot No. 7 on the Plan of Brookside Woods Phase Two, Section Three First Revision of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Earheart Investments, Inc., by deed from Larry Powell Builders, LLC of record in Instrument No. 20031205-0174931, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. County taxes for the year 2004 and subsequent years
2. All matters set forth in Plat of record in Instrument No. 20000512-0048125, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenants of record in Book 10444, Page 213 amended in Book 11103, Page 156 and Book 11453, Page 900, Register's Office for Davidson County, TN.
4. Charter of the Homeowner's Association of record in Book 10451, Page 506, Register's Office for Davidson County, Tennessee.

This is improved property known as 700 Billie Jean Circle Hermitage, TN 37076

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 27th day of July, 2004

Earheart Investments, Inc.

By: _____, Authorized Agent
Philip Davis Alexander, Agent

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Stephanie M. Duncan, a Notary Public of the State and County aforesaid, personally appeared Philip Davis Alexander, with whom I am personally acquainted, and who upon oath, acknowledged himself to be the Agent of Earheart Investments, Inc, the within named bargainor, and that she as such Agent, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of Earheart Investments, Inc. by himself as such Agent.

Witness my hand, at Nashville, Tennessee, this 27th day of July, 2004.

STEPHANIE M. DUNCAN NOTARY PUBLIC AT LARGE My Comm. Exp. Nov. 25, 2006 DAVIDSON COUNTY, TN

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-25-06