This Instrument Prepared By:
Bottorff, Kavin & Cook, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Tyree Peters
4709 Chepstow Dr.
Nashville, Tennessee 37211

MORTGAGEE:

Davidson County DEEDWARR
Recvd: 08/06/04 13:41 2pgs
Fees:13.00 Taxes:751.10

20040806-0095150

SEND TAX BILL TO:
IndyMac Bank, FSB
155 North Lake Avenue
Pasadena, CA 91101

MAP **161-10**
GROUP **B**
PARCEL **162**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Scott Baker and Martha Baker, husband and wife** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do transfer and convey unto **Tyree Marlowe Peters and Alisa Leigh Childers, both unmarried, as tenants in common with right of survivorship**, hereinafter called the "GRANTEE", his 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. 8 on the Plan of Villages of Brentwood, Phase Eleven, of record in Plat Book 9700, page 949, revises in instrument no. 20010301-0018909 and in instrument no. 20031219-0181287, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.
>
> Being the same property conveyed to Scott Baker and Martha Baker, husband and wife by deed from Fox Ridge Homes, Inc. of record in Instrument no. 20000705-0066689, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2004 and subsequent years.

This is improved property known as 4709 Chepstow Dr., Nashville, Tennessee 37211.

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, his heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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 our hands this the 2nd day of August, 2004.

Scott Baker

Martha Baker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Scott Baker and Martha Baker,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of August, 2004.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 9/25/2004

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, of this transfer is $203,000.00.

AFFIANT

Subscribed and sworn to before me on this 2ND day of August 2004.

NOTARY PUBLIC

My Commission Expires:

DOLLY T. PEAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 30, 2005

After Recording Return To
Nations Title Agency, Inc.
5214 Maryland Way, Suite 208
Brentwood, TN 37027
04TN04334