Davidson County DEEDWARR
Recvd: 08/17/04 15:44 2pgs
Fees:13.00 Taxes:1332.00

20040817-0099499

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

RECORD AND RETURN TO:
SATURN AND MAZER
212 THIRD AVE. N., NASHVILLE, TN 37201
(SP) **43238**

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$360,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE THIS **16TH DAY OF AUGUST, 2004.**

Notary Public

MY COMMISSION EXPIRES: 11-22-05

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37203

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL
C. CARTER BAKER, III et al **4506 Glendale Place** **Nashville, TN 37215**	Same	**131-7** **93**

FOR AND IN 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, EDWIN LEWIS HILLENMEYER and wife, MARIANNE BEVIL HILLENMEYER**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **C. CARTER BAKER, III and NICOLE KELLER**

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. 11 on the Plan of Lone Oak Heights, as of record in Plat Book 1424, page 2, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Edwin Lewis Hillenmeyer and wife, Marianne Bevil Hillenmeyer by deed from William G. Bainbridge and wife, Shannon F. Bainbridge, of record in Instrument Number 20010713-0074687, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 4506 Glendale Place, Nashville, Tennessee 37215

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 our hands this 16th day of August, 2004.

Edwin Lewis Hillenmeyer by Richard Bryan AIF
EDWIN LEWIS HILLENMEYER

Marianne Bevil Hillenmeyer
MARIANNE BEVIL HILLENMEYER

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 MARIANNE BEVIL HILLENMEYER, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 16th day of August, 2004, before me personally appeared RICHARD BRYAN, to me known to be the person who executed the foregoing instrument in behalf of EDWIN LEWIS HILLENMEYER, as his Attorney-in-Fact, and acknowledged that he executed the same as the free act and deed of the said EDWIN LEWIS HILLENMEYER, as though he had personally acted.

WITNESS my hand and official seal at Nashville, Tennessee, this the 16th day of August, 2004.

NOTARY PUBLIC

My Commission Expires: 3/25/06