THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 23245-08-2004** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. Rachel Neal Affiant Subscribed and sworn to before me this 20th day of August, 2004. Notary Public My Commission Expires:

NOTARY PUBLIC AT LARGE
Lynn N. Provo
My Commission Expires Sept. 23, 2005
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 08/26/04 13:59 2pgs
Fees:13.00 Taxes:1295.00

20040826-0103490

WARRANTY DEED

Address New Owner: Catricia C. Baxter 2111 Eastwood Avenue Nashville, TN 37212	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.105.13-0 Parcel No. 029.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mattie E. Baxter, Unmarried**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catricia C. Baxter, Unmarried** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2111 Eastwood Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of August, 2004.

Mattie E. Baxter

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mattie E. Baxter, 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, at office, this 20th day of August, 2004.

MIKE DIXON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 2

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 317 on the Plan of Resubdivision Part of Belmont Land Co. Subdivision, as of record in Plat Book 421, page 71, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Mattie E. Baxter, Unmarried by Deed dated February 15, 1990 from Randolph Rodney Hadley and wife, Jerrilyn Hadley of record in Book 8048, page 995, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2004 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 421, page 71, Register's Office for Davidson County, Tennessee.