WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/02/04 15:09 2pgs
Fees:13.00 Taxes:234.58

20040902-0106647

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 63,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August 2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

DANIEL L. WISCHHOF NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 27, 2007

THIS INSTRUMENT WAS PREPARED BY
AmTitle & Escrow, LLC, 515 Rivergate Parkway, Suite 111, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dean Balding Baxter (NAME)	SAME (NAME)	MAP 081-04
600 Hull Avenue (ADDRESS)	(ADDRESS)	PARCEL 163
Lewisburg, TN 37091 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Ruth P. Graves and husband, Aubrey N. Graves

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dean Balding Baxter

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, described as follows to wit:

Being Lot No. 26 on the Plan of E. L. Wood's Subdivision in North Nashville, as of record in Book No. 21, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Ruth P. Graves by Quitclaim Deed from A.N. Graves of record in Book 8905, page 361, Register's Office for Davidson County, TN

This conveyance is subject to taxes for the year 2004, and subsequent years, easements and restrictive covenants of record.

Audrey R Green executes this Instrument as Attorney-in-Fact on behalf of Ruth P. Graves and Aubrey N. Graves pursuant to Special Power-of-Attorney of record by Instrument No. ~~20~~ 20040902-0106646, Register's Office for Davidson County, Tennessee.

Aubrey N. Graves joins in this conveyance for the purpose of conveying all right, title and interest in and to said property, marital or otherwise.

unimproved ( )
This is improved (X) property, known as 1900 4th Avenue North, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand s this 31st day of August, 2004

Ruth P. Graves
By: Ruth P Graves — By: Audrey R Green, atty in fact
Audrey Green, Attorney-in-fact

Aubrey N. Graves
By: Aubrey N. Graves — Aubrey N Graves
Audrey Green, Attorney-in-fact
By Audrey R Green, atty in fact

X 20040902-0106646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2004, before me the undersigned, a Notary Public in and for said County and State, personally appeared Audrey R Green, known to me to be the person (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument in behalf of Ruth P. Graves and Aubrey N. Graves the within named bargainor(s), as their attorney in fact, and being authorized so to do, acknowledged that she executed the same as the free act of Ruth P. Graves and Aubrey N. Graves.

Witness my hand and official seal at Goodlettsville, Tennessee, this 31st day of August, 2004.

NOTARY PUBLIC

DANIEL L. WISCHHOF
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 22, 2007