Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

Davidson County DEEDWARR
Recvd: 09/13/04 11:54 2pgs
Fees:13.00 Taxes:1933.25
20040913-0110130

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $522,500.00

Judith Atkins
Affiant

Subscribed and sworn to before me, this 26th day of August, 2004.

Sharon L. Riney
Notary Public
My commission expires: 5-27-07

SHARON L. RINEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENN.

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Roland Baggott	US Bank, NA	131-06-0-F 021.OOCO
16 Thorndale Court	1550 American Blvd East	
Nashville TN 37215	Bloomington, MN 55425	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Deborah B. Flack and husband, Lewis D. Flack III, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Roland Baggott and wife, Nicole Baggott, hereinafter called the Grantees, their successors 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. 21, on the Plan of Burton Hills Village of Abbeywood, Track 21, of record in Book 6900, Page 223, amended in Book 7147, Page 423, Register's Office for said County, to which plan of reference is hereby made for a more complete description.

Being the same property conveyed to Deborah B. Flack and husband Lewis D. Flack, III by deed from Valerie Volkert, a widow, of record in Book 10078, Page 829, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 16 Thorndale Court, Nashville, TN 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns 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.

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.

582568

WITNESS my hand this 26th day of August, 2004.

Deborah B. Flack

Lewis D. Flack III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Deborah B. Flack and Lewis D. Flack III, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 26th day of August, 2004.

Diane K. Mann
State of Tennessee at Large

My Commission expires 03/14/05