PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Davidson County DEEDWARR
Recvd: 09/16/04 13:39 3 pgs
Fees:18.00 Taxes:565.73
20040916-0111744

WARRANTY DEED

THIS INDENTURE is made and entered into this 15th day of September, 2004, by and between DEANNA L. HOWELL UNMARRIED, hereinafter called Grantor, and KAREN BAIRD, UNMARRIED, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, DEANNA L. HOWELL UNMARRIED, as Grantor, does hereby bargain, sell, transfer and convey unto KAREN BAIRD, UNMARRIED, hereinafter referred to as Grantee, her successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1427 SHELTON AVENUE, NASHVILLE, TENNESSEE 37216.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantee, her successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and binds herself and her successors, heirs and assigns, to warrant and forever defend the title to said Grantee, her successors, heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Deanna L. Howell
DEANNA L. HOWELL
Signature of Seller

INDIVIDUAL
STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, DEANNA L. HOWELL UNMARRIED, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this **15th** day of September, 2004.

Barbara Black
Notary Public

BARBARA BLACK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: _____

My Commission Expires NOV. 26, 2005

Name and Address of Property Owner:

KAREN BAIRD, UNMARRIED

1427 SHELTON AVENUE
NASHVILLE, TENNESSEE 37216

Property Address:

1427 SHELTON AVENUE
NASHVILLE, TENNESSEE 37216

Person Responsible for Taxes:
Wells Fargo Bank, N.A.
7485 New Horizon Way
Frederick, MD 21703

Map & Parcel #: MAP 72-4, PARCEL 35

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$152900** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Karen A. Baird
Affiant

Sworn to and subscribed before me, a Notary Public, this **15th** day of **September, 2004.**

Notary Public

My Commission Expires: 4/2/07

AMY CROSS NANCE NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

RETURN TO:

COOL SPRINGS TITLE, INC.
1600 WESTGATE CIRCLE, SUITE #125
BRENTWOOD, TENNESSEE 37027

EXHIBIT 'A'

LAND in Davidson County, Tennessee, being Lot No. 34 of Block "A" on the Map of Inglewood Gold Club Subdivision, of record in Book 843, page 65, Register's Office for said County.

SAID Lot No. 34 fronts 60 feet on the northerly side of Shelton Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to DEANNA L. HOWELL UNMARRIED, by Warranty Deed from THOMAS E. STEWART, TRUSTEE, WITH FULL POWER TO SELL, MORTGAGE OR CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY, of record in Book 11691, page 223, Register's Office for DAVIDSON County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2004 and subsequent years, A LIEN, not yet due and payable (MAP 72-4, PARCEL 35). 2003 real property taxes are PAID in the amount of 0.

2. Unrecorded easements for roads and utilities, if any.

3. A 50-FOOT EASEMENT FROM COUNTY ROAD, of record in Book 287, page 402, which benefits tract no two, which is Map 122, parcel 6.05.