Davidson County DEEDWARR
Recvd: 10/13/04 09:39 2pgs
Fees:13.00 Taxes:451.40

20041013-0123223

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $122,000.00

X Danenaporn Tongratanasiri
Affiant

Subscribed and sworn to before me this 30th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: JAN 27, 2007

MY COMMISSION EXPIRES:
(AFFIX SEAL)

B-WW-04-2312

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danenaporn Tongratanasiri	CTX Mortgage Company	
2312 Rader Ridge (ADDRESS)	801 94th Avenue North (ADDRESS)	149-05-0 197.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	St. Petersburg, FL 33702 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we CHRISTINE ROSE ANN BAKER AND SHARI ANN BAKER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DANENAPORN TONGRATANASIRI, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Lot 214B, PEBBLE TRACE, SECTION ONE, ZONE LOT DIVISION, LOT 124, as shown on plat of record in Plat Book 6900, Page 34, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from John K. Childers and wife, Helga S. Childers to Dewain D. Baker and wife, Shari A. Baker as recorded on the 23rd day of September, 1997, in Book 10618, Page 220; Quit Claim Deed from Dewain David Baker to Shari Ann Baker as recorded on the 5th day of January, 2001 in Instrument No. 20010105-0001949; Quit Claim Deed Shari Ann Baker, a single woman to Shari Ann Baker, a single woman and Christi Ann Baker, a single woman as joint tenants with right of survivorship and not as tenants in common as recorded on the 4th day of April, 2003 in Instrument No. 20030404-0044785, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

* unmarried

unimproved ( )
This is improved (X) property, known as 2312 Rader Ridge, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 30th day of September, 2004.

X Christi Rose Ann Baker
Christi* Rose Ann Baker

X Shari Ann Baker
Shari Ann Baker

STATE OF Tennessee
COUNTY OF Davidson

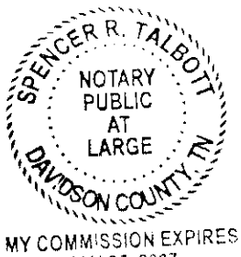
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Christine Rose Ann Baker and Shari Ann Baker, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the pruposes therein contained.

Witness my hand and official seal, this the 30th day of September, 2004.

Notary Public

My Commission Expires:

(SEAL)



MY COMMISSION EXPIRES
JAN 27, 2007

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903