Davidson County DEEDWARR
Recvd: 10/26/04 11:58 2pgs
Fees:13.00 Taxes:525.40
20041026-0128597

Return TO:

Baldwin Land Title, PLLC
51 Century Blvd. Ste. 308
Nashville, TN 37214

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$142,000.00
|
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
|18th DAY OF October, 2004.
|
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9/30/06
| (AFFIX SEAL)

CHRISTOPHER W. WRIGHT NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 30, 2006

04108-2744

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack A. & Laura L. Baum	Countrywide Home Loans, Inc. P.O. Box 660694 Dallas TX 75266-0694	Map 64.15, Group A Parcel 47

For and in 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,

Gary A. Cerrito, a single person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Jack A. Baum and wife, Laura L. Baum

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, BEING LOT NO. 23, ON THE PLAN OF PLANTATION WALK, SECTION 2, AS OF RECORD IN PLAT BOOK 7900, PAGE 858, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO GARY A. CERRITO AND WIFE, CARYN R. CERRITO BY DEED FROM ROGER S. WALZ (SCOTT) AND WIFE, JENNIE A. WALZ, DATED AUGUST 9, 1996, AND OF RECORD IN BOOK 10160, PAGE 476, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. PROPERTY THEN CONVEYED TO GARY A. CERRITO BY QUITCLAIM DEED FROM CARYN R. CERRITO, DATED APRIL 9, 2004, AND OF RECORD IN INSTRUMENT NUMBER 20040430-0049543, SAID REGISTER'S OFFICE.

This conveyance is made subject to the following:

1) 2005 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 7900, Page 858, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 9231, Page 719, correction in Book 9432, Page 449, and Annexation in Book 9547, Page 904, Register's Office for Davidson County, Tennessee.
4) Property is subject to Plantation Walk, Section 2, a Planned Unit Development, Charter of record in Book 9315, Page 723, Register's Office for Davidson County, Tennessee, and the By-Laws appended thereto, including liens for assessments as provided therein, easements and restrictions as contained therein.
5) Property is subject to easement for common area/facilities granted to Plantation Walk Homeowner's Association of record in Book 11125, Page 230, said Register's Office.
6) Any and all restrictions, conditions, and easements of record.

This is improved property known as: 761 Sweetwater Circle, Old Hickory, TN 37138
(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 my hand(s) this 18th day of October, 2004.

Gary A. Cerrito

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Gary A. Cerrito, a single person, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2004.

NOTARY PUBLIC

My Commission Expires: 11-26-2005

SUSAN FRENSLEY NEWTON
NOTARY PUBLIC AT LARGE
DAVIDSON CO., TENN.

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076