File #200410326

Davidson County DEEDWARR
Recvd: 11/02/04 10:06 2pgs
Fees:13.00 Taxes:678.75

20041102-0131435

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 183,445.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of October, 2004.

Notary Public

MY COMMISSION EXPIRES: 11/30/04

(AFFIX SEAL)

CAROL R. RIVERS NOTARY PUBLIC LARGE WILLIAMSON CO., TENN. MY COMMISSION EXPIRES: NOVEMBER 30, 2004

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney, Three Maryland Farms, Suite 150, Brentwood, TN 37027

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason E. Baird and wife, Delana R. Baird	Guaranty Trust Company	Map: 164-10-A-233
(NAME) 4232 Sandstone Drive	(NAME) 640 Broadmor Blvd, Ste 100	Parcel:
(ADDRESS) Antioch TN 37013	(ADDRESS) Murfreesboro, TN 37129	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **SOUTHERN HOME BUILDERS, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **JASON E. BAIRD AND WIFE, DELANA R. BAIRD**, 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 all of Lot No. 154, on the Final Plat, Village Four, Summerfield, "A Cluster Lot Subdivision", as shown by plat appearing of record in Instrument No. 20030401-0042979, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being part of the same property conveyed to Southern Home Builders, LLC by Warranty Deed dated June 24, 2003 of record in Instrument No. 20030626-0088593, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Restrictive Covenants of record in Book 11588, Page 484 and amended in Book 11669, Page 376, Instrument No. 20010308-0021946 and in Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, and in Instrument No. 20030527-0071167 (Village Four Only); By-Laws of record in Book 11648, Page 662 and amended in Instrument No. 20010504-0046261; Charter of Homeowners' Association of record in Book 11648, Page 660 and amended in Instrument No. 20010326-0028531; Quitclaim Deed to Homeowners' Association of record in Instrument No. 20010514-0049520; Easement to BellSouth Telephone and Telegraph of record in Book 1141, Page 327; Storm Water Detention Agreement of record in Instrument No. 20000113-0004777; Agreement for dedication of an easement for Sanitary Sewers and/or Storm Drainage in Instrument No. 20000809-0079074; Grant of Permanent Easement of record in Instrument No. 20000824-0083643; Easements of record in Instrument No. 20000913-0091247, Instrument No. 20000913-0091248 and Instrument No. 20000913-0091249; all matters shown on plat of record in Instrument No. 20030401-0042979; and any and all matters of record, all in the Register's Office for Davidson County, Tennessee.

Unimproved (
This is improved (X roperty, known as 4232 Sandstone Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they 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 except for the current year property taxes which are being prorated between the parties and Grantor agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, 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 hands this 29th day of October, 2004.

Southern Home Builders, LLC

BY: _____
Connie Gill, Secretary

STATE OF Tennessee

COUNTY OF Rutherford

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Connie Gill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Secretary of Southern Home Builders, LLC, the within named bargainor, a limited liability company, and that she as such Secretary, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Secretary.

Witness my hand and official seal, this 29th day of October, 2004.

_____
Notary Public

My Commission Expires: 11/30/04

(SEAL)

CAROL R. RIVERS
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENN.
MY COMMISSION EXPIRES: NOVEMBER 30, 2004

Mail After Recording To:

Southern Title Services, LLC
Three Maryland Farms, Suite 150
Brentwood, TN 37027