Realty Title-15
48-A

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4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

Davidson County DEEDWARR
Recvd: 11/24/04 11:46 2pgs
Fees:13.00 Taxes:621.60
20041124-0140983

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.]
LeAnn F. Judkins	Union Planters Mortgage	Map 86-14-B
3425 Parkwood Court	P.O. Box 11026	Parcel 143 CO
Hermitage, TN 37076	Orange, CA 92856-8126	

This instrument prepared by: Southern Land Title & Escrow, Inc., 934 Oldham Drive, Suite 100-A, Nolensville, TN 37135

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **James Douglas Baird and wife, Mary Baird,** (The "Grantors") have bargained and sold, and by these presents does transfer and convey unto **LeAnn F. Judkins, unmarried,** (The "Grantee"), her heirs and assigns certain tract or parcel of land in **DAVIDSON** County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 93, on the Plan of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, pages 738 and 739, said Register's Office, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Douglas Baird and wife, Mary Baird by quitclaim deed from Jan Muller, Trustee of record in Book 9236, page 796, said Register's Office. Further conveyed to James Douglas Baird, unmarried by warranty deed from Ken Lokey Homes, Inc. dated 4/26/91 of record in Book 8349, page 502, said Register's Office.

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. 2005 Taxes, a lien not yet due and payable.
2. Restrictions of record in Book 7170, page 987, and in Book 7940, page 565, said Register's Office.
3. All matters appearing of record in Plat Book 6900, pages 738 and 739, said Register's Office.

This is improved property commonly known as **3425 Parkwood Court, Hermitage, TN 37076.**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON **]**

The actual consideration or value, whichever is greater for this transfer is $168,000.00.

Subscribed and sworn to before me this 23rd day of November, 2004.

My Commission Expires: 11-27-2006

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, her heirs and assigns, forever.

And Grantors does covenant with the said Grantee that the Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantors does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, her heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **23rd** day of **November, 2004**.

JAMES DOUGLAS BAIRD **MARY BAIRD**

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON**]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **James Douglas Baird and Mary Baird**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged **THEY** executed the within instrument.

WITNESS my hand and official seal at ~~Nolensville~~ Hermitage, Tennessee, this **23rd** day of **November, 2004.**

My Commission Expires: 11-27-2006

Notary Public