WARRANTY DEED

G-BHM-04-1003

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Affiant

Subscribed and sworn to before me, this 19th DAY OF November, 2004

Notary Public

MY COMMISSION EXPIRES: 5/28/06

(AFFIX SEAL)

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
Allison Baird	Home American Credit, Inc.	
1003 Birdsall Street	(NAME) Wanamaker Bldg., 100 Penn Sq. East, 8th Floor	
(ADDRESS) Old Hickory, Tennessee 37138	(ADDRESS) Philadelphia, PA 19107	44-15-357
(CITY) (STATE) (ZIP)	(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 ANITA HOGIN, UNMARRIED,, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ALLISON BAIRD*, 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, SECTION B, VILLAGE OF OLD HICKORY, SHOWN ON THE PLAN OF RECORD IN BOOK 1424, PAGE 67, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT FRONTING 58.6 FEET ON BIRDSALL STREET, CONTAINING 0.12 ACRES, MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO ANITA HOGIN, UNMARRIED, BY DEED FROM EWEN RAYMOND SPEER, ROY LEE SPEER, AND KATHERINE ANN SPEER GREGORY OF RECORD IN INSTRUMENT NO. 20040414-0041896, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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

* and husband, Jason Barth Baird

unimproved ( )
This is improved (X) property, known as 1003 Birdsall Street, Old Hickory, Tennessee 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 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 19th day of November, 2004.

Anita Hogin

Davidson County DEEDWARR
Recvd: 11/30/04 15:21 2pgs
Fees:13.00 Taxes:512.45

20041130-0142515

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Anita Hogin, 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 19th day of November, 2004.

Notary Public

My Commission Expires: 5/28/06

(SEAL)



RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903