Prepared by and Recording Requested by:
Cecil Smith & Associates, PC
6799 Great Oaks Road, Suite 110
Memphis, TN 38138

Map 115-3, Page 81

Davidson County DEEDWARR
Recvd: 12/06/04 09:47 3pgs
Fees:17.00 Taxes:0.00
20041206-0144597

WARRANTY DEED

Owner & Property Address:	*	Mail Tax Statement to:
STEVEN R. BAUM and KATHARINE H. BAUM	*	Steven and Katharine Baum
736 Georgetown Drive	*	736 Georgetown Drive
Nashville, TN 37205	*	Nashville, TN 37205

The GRANTORS, STEVEN R. BAUM and KATHARINE H. BAUM, Trustees of the BAUM FAMILY LIVING TRUST, dated June 25, 2003, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

> STEVEN R. BAUM and wife, KATHARINE H. BAUM, as tenants-by-the-entireties

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Brook Meade, Section III, as of record in Book 2133, page 116, said Register's Office, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to STEVEN R. BAUM and KATHARINE H. BAUM, Trustees of the BAUM FAMILY LIVING TRUST, dated June 25, 2003, by Quit Claim Deed of record 200307110096664, Register's Office for Davidson County, Tennessee. The legal description set forth above is identical to that in the previous deed of record.
>
> This conveyance is subject to any and all existing restrictions and easements of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Grantees and assigns in fee simple forever.

The Grantors do here covenant with said Grantees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID GRANTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 9th day of November, 2004, by the undersigned.

STEVEN R. BAUM, Trustee

KATHARINE H. BAUM, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared STEVEN R. BAUM and KATHARINE H. BAUM, Trustees of the BAUM FAMILY LIVING TRUST, dated June 25, 2003, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 9th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:



THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. 67-4-409(a)(3)(A).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

STEVEN R. BAUM, AFFIANT

Subscribed and sworn to before me this 9th day of November, 2004.

NOTARY PUBLIC

My Commission Expires:

