Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $141,000.00

Joyce L Baird
Affiant

Subscribed and sworn to before me, this 30th day of November 2004.

Notary Public
My commission expires: My Commission Expires Jan. 25, 2006

Davidson County DEEDWARR
Recvd: 12/08/04 09:38 2pgs
Fees:13.00 Taxes:521.70
20041208-0146151

JEFF FARRIS
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENNESSEE

Address of New Owner:	Send Tax Bills to:	Tax Information
Joyce L Baird 4044 Coleridge Drive Antioch TN 37013	Coldwell Banker Mortgage 3000 Leadenhall Road Mount Laurel, NJ 08054	162-2/207

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Robert Lancina and wife Laneeta Lancina hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Joyce L Baird hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 187, on the Plan of Colewood Acres, as shown on plat of record in Plat Book 4175, page 45, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert Lancina and wife, Lanetta Lancina by Deed of record in Book 11233, Page 573, recoreded 12/3/1998, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) Taxes for the year 2005, a lien, are not yet due and Tax Parcel No. 162-2/207 2) All matters shown on Plat recorded in Book 4175, page 45. 9) Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 4295, page 696, and in any allied instrument(s) referred to in said restrictions.

This property is improved property known as 4044 Coleridge Drive, Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

This property is improved property known as 4044 Coleridge Drive, Antioch, Tennessee 37013

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 30th day of November, 2004.

Robert Lancina

Laneeta Lancina

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert Lancina and Laneeta Lancina, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 30th day of November, 2004.

Notary Public

My Commission expires: 4/2/07

AMY CROSS NANCE

FILE NO: 04708