This instrument prepared by:
Mandy Baird, an employee of
First American Title Insurance Company
Six Cadillac Drive, Suite 190
Brentwood, Tennessee 37027
(615) 371-8999

File No.: **2120-577815**

Davidson County DEEDWARR
Recvd: 12/21/04 13:05 4pgs
Fees:23.00 Taxes:170.20

20041221-0151635

WARRANTY DEED

THIS INDENTURE, made and entered into this **Thirteenth day of December, 2004**, by and between **Susan C. Desensi, an unmarried person and Frank DeSensi Jr. by attorney in fact Susan Cash DeSensi and Teresa C. DeSensi by attorney in fact Susan Cash DeSensi, husband and wife**, parties of the first part, and **David J. Baird and wife, Rachel M. Guilbeau**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Nashville**, County of **Davidson**, State of **Tennessee**, to wit:

Lot 88, SHEILDS NEW WEST NASHVILLE PLAN, as shown on plat of record in Plat Book 57, Page 77, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to Susan C. DeSensi, unmarried, and Frank DeSensi, Jr. and Theresa C. DeSensi, husband and wife by Warranty Deed from Jennifer L. Bibeau, recorded the 19th day of August, 2002 in Instrument No. 20020819-0099798, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:
(1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

Parcel ID # **92-13-314**
Improved OR
X Unimproved property located at: 253 37th Ave. N., **Nashville, Tennessee 37209**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

577815

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Susan C. Desensi

Susan C. Desensi

Frank DeSensi Jr. by attorney in fact Susan Cash DeSensi

Susan C. Desensi

Teresa C. DeSensi by attorney in fact Susan Cash DeSensi

Susan C. Desensi

STATE OF **TN**

COUNTY OF **WILLIAMSON**

Before me, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Susan C. Desensi, an unmarried person** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as **her** free Act and Deed.

Witness my hand and Notarial Seal this **Thirteenth day of December, 2004.**

Mandy R Baird

Notary Public

My Commission Expires: 7/29/07

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Susan C. Desensi**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Frank Desensi, Jr.**, as **his** lawful Attorney-In-Fact, and that **he** executed same as the free act and deed of the said **Frank Desensi, Jr.** as **his** lawful Attorney-In-Fact.

Witness my hand and seal this **Thirteenth day of December, 2004.**

Mandy R Baird
NOTARY PUBLIC

Mandy R. Baird
Printed Name of Notary
My Commission Expires: 7/29/07

State of **Tennessee**

County of **Williamson**

Before me, a Notary Public of said State and County aforesaid personally appeared **Susan C. Desensi**, to me known, (or proved to me on the basis of satisfatory evidence) to be the person who executed the foregoing instrument on behalf of **Teresa C. Desensi**, as **her** lawful Attorney-In-Fact, and that **she** executed same as the free act and deed of the said **Teresa C. Desensi** as **her** lawful Attorney-In-Fact.

Witness my hand and seal this **Thirteenth day of December, 2004.**

Mandy R Baird
NOTARY PUBLIC

Mandy R Baird
Printed Name of Notary
My Commission Expires: 7/29/07

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Owner's Name: **David J. Baird**

and Address: **301 37th Ave. North**
Nashville, TN 37209

Mail tax bills to, (Person or Agency responsible for payment of taxes)

David j. Baird
507 Wyoming Avenue
Nashville, TN 37209

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$46,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **Thirteenth day of December, 2004.**

Notary Public

My Commission Expires: 7/29/07