THIS INSTRUMENT PREPARED BY:
Forsythe Title and Escrow Services
113 Shivel Drive
Hendersonville, TN 37075

Our File Number: 19754G

MAP/GROUP/PARCEL:
104-14/49

NEW OWNER'S NAME AND ADDRESS:
Robert A. Sindle
4400 Belmont Park Terrace #111
Nashville, TN 37215

SEND TAX BILLS TO:
New Owner

Davidson County DEEDWARR
Recvd: 01/05/05 08:32 2 pgs
Fees:13.00 Taxes:499.50
20050105-0001547

WARRANTY DEED

FOR GOOD CONSIDERATION, the receipt of which is hereby acknowledged, JOHN M. BAKER, AN UNMARRIED MAN, hereinafter called Grantor, does hereby transfer and convey unto ROBERT A. SINDLE, AN UNMARRIED MAN, his heirs and assigns, hereinafter called Grantee, property described as follows:

LAND in Davidson County, Tennessee, being Lot No. 17, on the Plan of Bransford Realty Co. Subdivision, as shown on plat of record in Plat Book 421, page 16, 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 Grantor herein by deed of record in Book 7147, Page 865, Register's Office for Davidson County, Tennessee.

Said property is improved property known as 2922 Westmoreland Drive, Nashville, TN 37212.

Hazel G. Baker having died Feb. 8, 1998, and on that date was the wife of John M. Baker.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said grantees. Grantor covenants with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, and assigns against the lawful claims of all persons whatsoever.

John M. Baker
John M. Baker

STATE OF TENNESSEE
COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, John M. Baker, with whom I am personally acquainted, and made oath that he executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Nashville, Tennessee on this the 30th day of December 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater for this transfer is $135,000.00.

AFFIANT

Sworn to and subscribed before me, this the 30th day of December 2004.

NOTARY PUBLIC

KATE ROSENTHAL
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENNESSEE
MY COMMISSION EXPIRES NOV. 14 2006