Davidson County DEEDWARR
Recvd: 01/07/05 14:46 2 pgs
Fees:13.00 Taxes:321.53
20050107-0003012

WILLIAM J. BLACKBURN, JR.NT. NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $86,900.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2004.

Notary Public

My commission expires: 5/17/08

THIS INSTRUMENT WAS PREPARED BY
McCANN & HUBBARD
7105 Crossroads Blvd.
Suite 102
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
George W. Baxter **Martha Baxter**	**Michigan Fidelity Acceptance Corp.** **d/b/a Franklin Mortgage Funding, Inc.**	**058-16-0-012.00**
4023 Cedar Circle	**25800 Northwestern Highway #875**	
Nashville, Tennessee 37218	**Southfield, MI 48075**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE COISDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Sean Rosinbum, married

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

George W. Baxter and Marcianne J. Baxter, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 10 of Block DD: on the revised plan of Fairview Subdivision, as of record in Book 1130, Page 54, Register's Office for said county.

Said Lot No. 10 fronts 75 feet on the westerly side of Cedar Circle and runs back 216.5 feet on the southerly line and 226.9 feet on the northerly line to a dead line, measuring 75.7 feet thereon.

Being the same property conveyed to Sean Rosinbum by Special Warranty Deed from NationsCredit Financial Services, of record in Instrument #20040903-0106952, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2005 and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee.

Any and all visible easements lying on or across the property.

Subject to the flow of any streams on and across subject property.

This is improved property known as 4023 Cedar Circle, Nashville, Tennessee 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further convenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 28th day of December, 2004.

Sean Rosinbum

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Sean Rosinbum, married, the within named sellers, 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 purposes therein contained.

Witness my hand, at office, this 28th day of December, 2004.

Notary Public

My Commission Expires: 5/17/08

RETURN TO:
ASPEN GROVE TITLE, INC.
201 Seaboard Lane
Suite 100
Franklin, Tennessee 37067

