REALTY TITLE IS
Box 48A

WARRANTY DEED

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Please Return To
REALTY TITLE & ESCROW
4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 282,000.00

X James H. Baker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of January, 2005

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 1.27.07

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
John J. Vanags	Wilson Bank & Trust	Map 075
4197 Andrew Jackson Parkway	P.O. Box 768	Group
Hermitage, TN 37076	Lebanon, TN 37087	Parcel 54.05

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

James H. Baker and Jean M. Baker, Co-Trustees of The James H. Baker and Jean M. Baker Revocable Living Trust u/a dated January 20, 1999, James H. Baker, individually and Jean M. Baker, Individually

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
John J. Vanags and Susan Bown
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 the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Hickerson & Hickerson, Engineers, October 5, 1964, as follows:

BEGINNING at an iron pin on the easterly margin of Old Hickory Boulevard at the intersection of said Boulevard and the southern boundary line of the property conveyed to Margaret Baker, by deed from F. G. Baker, et al, of record in Book 1157, Page 587, Register's Office for said County; thence with the easterly margin of said Boulevard, south 4 deg. 50' east 241 feet to an iron pin; thence, north 73 deg. 27' east 585.5 feet to an iron pin in an old established wire fence; thence with same, north 19 deg. 08' west 241.8 feet to a hackberry tree at fence corner and continuing with said fence, south 71 deg. 28' west 187.8 feet to a hackberry tree and south 73 deg. 27' west 337.8 feet to the beginning, containing 3 acres, more or less.

BEING the same property conveyed to James H. Baker and Jean M. Baker, Trustees of The James H. Baker and Jean M. Baker Revocable Living Trust by Quitclaim Deed from James H. Baker and wife, Jean M. Baker of record in Book 11307, Page 273, said Register's Office. See also deed of record in Book 4235, Page 289, said Register's Office.

This conveyance is subject to Restrictions of record in Book 4235, Page 289, said Register's Office.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) Sewer Easement of record in Book 6838, Page 495, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 4197 Andrew Jackson Parkway, Hermitage, TN 37076

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, their heirs and assigns forever; and we do covenant with 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 is unencumbered, unless otherwise herein set out; and we do further covenant 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.

Davidson County DEEDWARR
Recvd: 01/12/05 10:05 2 pgs
Fees:13.00 Taxes:1043.40
20050112-0004392

Witness my hand this 11th day of January, 2005.

James H. Baker Co Trustee
James H. Baker, Co-Trustee

Jean M Baker Co Trustee
Jean M. Baker, Co-Trustee

James H. Baker
James H. Baker, Individually

Jean M Baker
Jean M. Baker, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Baker and Jean M. Baker, Trustees of The James H. Baker and Jean M. Baker Revocable Living Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Trustees of The James H. Baker and Jean M. Baker Revocable Living Trust and as such Trustees, they are authorized to execute this instrument on behalf of the Trust.

Witness my hand, at office, at Hermitage, Tennessee, this 11th day of January, 2005.

My Commission Expires: ~~01/29/05~~ 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James H. Baker and Jean M. Baker, 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 Nashville, Tennessee, this 11th day of January, 2005.

My Commission Expires: ~~01/29/05~~ 1-27-07

Notary Public

ZANA C. PETTY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY