PREPARED BY AND RETURN TO:

HARRIS TITLE & ESCROW, LLC

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Nashville, Tennessee 37215
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File #0501001

Davidson County DEEDWARR
Recvd: 01/21/05 09:55 2 pgs
Fees:13.00 Taxes:678.95
20050121-0007848

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Shawn R. Chuska and Misty F. McGee 4232 Rachel Donelson Pass Hermitage, TN 37076	Shawn R. Chuska and Misty F. McGee 4232 Rachel Donelson Pass Hermitage, TN 37076

TAX MAP-PARCEL NUMBERS: 75-11-A, 102

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10 (Ten Dollars), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **George M. Baker, Jr.**, an unmarried person (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn R. Chuska**, an unmarried person, and **Misty F. McGee**, an unmarried person (the "**Grantees**"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of First Revision, Phase Four-A, Heritage Meadows, of record in Instrument No. 200201230009310, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George M. Baker, Jr. by deed from Frank Batson Homes, Inc. of record in Instrument No. 200406030065480, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: Taxes for 2005 and subsequent years; all matters shown on the Plan of First Revision, Phase Four-A, Heritage Meadows of record in Instrument No. 200201230009310, Register's Office of Davidson County, Tennessee; terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions, and Restrictions of record in Book 10337, page 102, Register's Office for Davidson County, Tennessee; declaration of annexation of record in Instrument No. 20020624-0075432, Register's Office for Davidson County, Tennessee; by-laws of record in Book 10337, page 123, Register's Office for Davidson County, Tennessee; easement to Bellsouth Telecommunications of record in Book 10613, page 652, Register's Office for Davidson County, Tennessee; charter of Heritage Meadows Property Owners Association of record in Book 11114, page 771, Register's Office for Davidson County, Tennessee; and Stormwater Detention Agreement of record in Instrument No. 20031106-0163196, Register's Office for Davidson County, Tennessee

This is improved property known as: 4232 Rachel Donelson Pass, Hermitage, TN 37076

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' heirs and assigns, forever.

GRANTOR COVENANTS with Grantees, their heirs, and assigns, that said Grantor is lawfully seized of said land in fee simple, has a good right to convey it, and that the same is unencumbered.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend title to said land to said Grantees and Grantees' heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 14th day of January 2005.

George M. Baker, Jr.

George M. Baker, Jr.

ACKNOWLEDGMENT

STATE OF TENNESSEE
COUNTY OF Davidson

On this 14th day of January 2005, before me personally appeared GEORGE M. BAKER, JR., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Mary Jayne Masters
Notary Public

My commission expires: _____

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

AFFIDAVIT

STATE OF TENNESSEE
COUNTY OF Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $183,500.00.

Misty S. McKee
Affiant

Sworn and subscribed before me this 14th day of January 2005.

Mary Jayne Masters
Notary Public

My commission expires: _____

MARY JAYNE MASTERS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007