Box 56

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
4300 Sidco Drive Suite 201
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $40,000.00.

Larry Baggett
Affiant

Subscribed and sworn before me this the 2nd of February, 2005.

Rachael A. Alexander
Notary Public
My commission expires:

RACHAEL A. ALEXANDER NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TENN My Commission Expires 04/21/2008

Davidson County DEEDWARR
Recvd: 02/03/05 14:59 2 pgs
Fees:13.00 Taxes:148.00
20050203-0012979

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Larry Baggett 91 Wilson Boat Dock Rd. Lebanon, TN 37087	New Owner	119-14-0 128.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Betty J. Seward and Husband, Morris Wilson Dillingham, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Larry Baggett and Wife, Betty Baggett, as , hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 49 on the Plan of Tuggle Heights, as of record in Book 1130, Page 90, Register's Office for said County.

Said Lot No. 49 fronts 60.1 feet on the Westerly side of Wingage Avenue and runs back 142 feet on the Northerly line and 144 feet on the Southerly line to an alley, measuring 60 feet thereon.

Being the same property conveyed to William Houston Anderson and wife, Evelyn Whitman Anderson, by deed from Everett B. Woodroof and wife, Hazel Corbett Woodroof, of record in Book 1556, Page 111, said Register's Office.

By Final Decree of record in Book 4480, Page982, said Register's Office, subject property was divested out of William Houston Anderson and vested in Evelyn Lurene Whitman Anderson. The said Evelyn W. Anderson having since died. Bill will of Eveln W. Anderson, of Record in Will Book 160, Page 20, Office of the Davidson County Probate Court Clerk and Instrument No. 20040408-0040202, Register's Office for Davidson County, Tennesee; subject property was devised to Betty J. Seward.

THIS IS IMPROVED PROPERTY KNOWN AS 3001 Wingate Avenue, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 2nd of February, 2005.

Betty J. Seward
Betty J. Seward

Morris Wilson Dillingham
Morris Wilson Dillingham

STATE OF Virginia
COUNTY OF Lancaster

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Betty J. Seward and Morris Wilson Dillingham, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd of February, 2005.

My commission expires: 8-31-2008.

Susan D. Jones
Notary Public

