WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 94,100.00

X Andrea K. Thomas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of February, 2005

Notary Public: Zana C. Petty

MY COMMISSION EXPIRES: 01/27/07
(AFFIX SEAL)

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:
Andrea K. Thomas	NEW OWNER	Map 118
516 Camden Drive		Group 4
Nashville, TN 37211		Parcel 7

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

Henry Baran and Patricia Baran Hall and Paulette Baran Mata and Andrew Jack Baran, Jr., Devisees of the Estate of Lucille Baran

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Andrea K. Thomas , married
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. 4 on the Plan of Re-Sub of Lots Four and Five of Melrose Heights, of record in Book 6050, Page 368, Register's Office for said County, together with a 6-foot ingress/egress easement across Lot No. 5 apurtenant to Lot 4.

Said Lot No. 4 fronts 70.0 feet on the northerly margin of Camden Drive and extends back 204.14 feet on the easterly line and 207.91 feet on the westerly line to a dead line in the rear, measuring 70.10 feet thereon.

Being the same property conveyed to Lucile Baran by Quitclaim Deed from Patricia Spicer Carden, Trustee, of record in Book 7685, Page 449, said Register's Office, dated October 6, 1988. See also deed of record in Book 2496, Page 560, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 2024, Page 286 and Book 2045, Page 631, Register's Office for said County.

This conveyance is made subject to: (1) 2005 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 6050, Page 368; and (3) Sanitary Sewer Easement of record in Book 4251, Page 926 and Page 929, 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 516 Camden Drive, 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 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: 02/25/05 11:54 2 pgs
Fees:13.00 Taxes:348.17
20050225-0020987

Witness our hands this 22nd day of February, 2005.

Henry Baran

Patricia Baran Hall

Paulette Baran Mata By Henry Baran Atty-in-fact

Andrew Jack Baran, Jr. By Henry Baran Atty-in-fact

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 Henry Baran and Patricia Baran Hall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of February, 2005.

My Commission Expires: 01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
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, Henry Baran, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of Paulette Baran Mata and Andrew Jack Baran, Jr. as their Attorney in Fact as the free act and deed of the within named Paulette Baran Mata and Andrew Jack Baran, Jr.

Witness my hand and official seal at Nashville, Tennessee the 22nd day of February, 2005.

My Commission Expires:01/27/07

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.