THIS INSTRUMENT PREPARED BY:
WILLIAM TIMOTHY HILL
AMSOUTH CENTER
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NASHVILLE, TN 37238-1230
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Davidson County DEEDWARR
Recvd: 03/01/05 09:32 2 pg
Fees:13.00 Taxes:1032.30
20050301-0022186

BOX 5

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Derek Todd Baker and wife, Swan Lin Baker 7825 Indian Springs Drive Nashville, TN 37221	CUNA Mutual Mortgage 2908 Marketplace Dr. Madison, WI 53719	128-10-0-A-048.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $279,000.00.

Derek T. Baker
AFFIANT

SWORN to and subscribed before me this 25th day of Feb., 2005.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
9/20/08

MICHAEL T. HALEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, grantors, **RAFAEL FONT AND WIFE, ELIZABETH SANTANA FONT**, by these presents do hereby sell and convey unto **DEREK TODD BAKER AND WIFE, SWAN LIN BAKER,** his heirs and assigns, all right, title and interest to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled Section Two, Pine Forest of record in Plat Book 11700, page(s) 3, 4, 5, and 6, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Rafael Font and wife, Elizabeth Santana Font, by deed of record as Instrument No. 200105030045910, said Register's Office.

This is improved property known as 7825 Indian Springs Dr., Nashville, TN 37221.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said grantees, his heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple and has the right to convey it and that the same is unencumbered, except as stated herein as follows:

1. All matters as shown on plan of record in Book 11700, page 4, Register's Office for Davidson County, Tennessee.

2. Charter of Homeowner's Association in record in Book 11092, page 155, said Register's Office.

3. Restrictive Covenants contained in instrument of record in Book 11072, page 248, and Book 11515, page 987, said Register's Office.

4. Davidson County taxes for 2005, a lien, but not yet due and payable.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said grantees, his heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS our hands this 25th day of Feb, 2005.

RAFAEL FONT

ELIZABETH SANTANA FONT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Rafael Font and Elizabeth Santana Font, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who, after being duly sworn according to law made oath that they executed the foregoing Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 25th day of Feb, 2005, at Nashville, Tennessee.

NOTARY PUBLIC

MICHAEL T. HALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Commission expires 9/20/05