WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/28/05 08:38 2 pg
Fees:13.00 Taxes:516.15

20050328-0032379

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 200

Notary Public

MY COMMISSION EXPIRES: [redacted]
(AFFIX SEAL) 10/25/06

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Baker	Crown Mortgage	Map 128-10 Parcel 157.00
(NAME)	(NAME)	
242 Colt Drive	833-C Wren Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I, **Lori Lynn Wimer, now being Lori Lynn Wimer Russell**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Baker, and wife, Jennifer Baker**, 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. 154, on the Plan of Stacy Square, Section 4, of record in Book 4460, Page 12, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Lori Lynn Wimer by QuitClaim Deed from Henrietta Wimer recorded in Instrument #20030702-0091508, Register's Office for Davidson County, Tennessee. Originally conveyed to Lori Lynn Wimer Unmarried and Henrietta Wimer, a married woman, as joint tenants with right of survivorship by Warranty Deed recorded in Book 9352, Page 57, said Register's Office. The said Lori Lynn Wimer having since married now know as Lori Lynn Wimer Russell.

This is the same legal description as on the previous deed of record.

This conveyance is made subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions, and easements of record as may affect the aforedescribed tract of land.

2005 property taxes shall be the responsibility of the Grantees when due and payable.

This is not the principal residence for the Grantor(s).

This is improved property, known as 242 Colt Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness my hand this 7th day of March, 2005.

Lori Lynn Wimer Russell
Lori Lynn Wimer Russell

STATE OF TENNESSEE

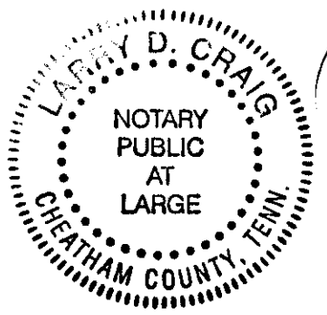
COUNTY OF Williamson

Before me, the undersigned, a Notary Public, in and for the said County and State, Lori Lynn Wimer Russell the within named bargainor(s), with whom I am personally acquainted or proved to be on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this: 3/7/2005.

Commission expires: February 10, 2008

Larry D. Craig Notary Public



My Commission Expires FEB. 10 , 2008