WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KAZE ARBOGAST NOTARY Exp. 5/24/08 PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$122,500.00.**

Kathy Snider
Affiant

Subscribed and sworn to before me this 31st day of March, 2005.

Kaz E. Arbogast
Notary Public
My Commission expires: _____
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wesley B. Dozier	JPMorgan Chase Custody Services	160-14-0-B-108.00CO
5812 Brentwood Trace	PO Box 8000	
Brentwood, TN 37027	Monroe, LA 71211	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Reta H. Baird and husband, Ben D. Baird,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wesley B. Dozier, a single person**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Unit No. 5812 in Brentwood Trace condominiums, A Horizontal Property Regime, located on Old Hickory Boulevard, Brentwood, Davidson County, Tennessee, as shown on the plat of Brentwood Trace Condominiums, recorded in Book 5200, page 219, as revised in Book 5200, page 230, and Book 5200, page 261, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Book 5524, page 415, amended in Book 5545,page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Reta H. Baird and husband, Ben D. Baird, by deed from Tracey L. Bumpus, unmarried, on August 31, 2001, of record in Instrument Number 20010904-0095183, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2005 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Book 5200, page 219, revised in Book 5200, page 230; and Book 5200, page 261, Register's Office Davidson County, Tennessee.
- Master Deed of record in Book 5524, page 415; and Book 5545, page 510, Register's Office Davidson County, Tennessee.
- By-Laws of record in Book 5524, page 424; and Book 5537, page 988; and Book 5868, page 70, Register's Office Davidson County, Tennessee.

This is improved property known as: **5812 Brentwood Trace, Brentwood, TN 37027**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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: 04/01/05 09:53 2 pg
Fees:13.00 Taxes:453.25
20050401-0035312

WITNESS our hands this March 31, 2005.

Reta H. Baird
BY: Reta H. Baird By MDB Attorney In Fact
Michael D. Baird, Attorney-in-fact

Ben D. Baird
BY: Ben D. Baird By MDB Attorney In Fact
Michael D. Baird, Attorney-in-fact

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee, appeared **Michael D. Baird**, with whom I am personally acquainted (or proved to on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-fact for **Reta H. Baird and husband, Ben D. Baird,** the within named bargainor(s), and that he/she as such Attorney-in-fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name **Reta H. Baird and husband, Ben D. Baird**, the bargainor(s), by the said **Michael D. Baird** as Attorney-in-Fact.

WITNESS my hand and seal, this 31st day of March, 2005.

NOTARY PUBLIC My Commission Expires: 8/30/06

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY