This instrument prepared by:
Gregory D. Baltimore
5128 Pebble Creek Drive,
Antioch, Tennessee 37013
PH:

Davidson County DEEDWARR
Recvd: 04/18/05 12:15 4 pgs
Fees:22.00 Taxes:0.00

20050418-0042802

WARRANTY DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Gregory D. Baltimore	Gregory D. Baltimore	
5128 Pebble Creek Drive	5128 Pebble Creek Drive	Map/Parcel: 149-10-69
Antioch, Tennessee 37013	Antioch, Tennessee 37013	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the grantee and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Gregory D. Baltimore and Sheron A. Baltimore, unmarried persons who acquired title as husband and wife has this day bargained and sold, and does hereby transfer and convey unto the said Gregory D. Baltimore, Grantees herein, their successors and assigns, certain real estate in Davidson County, Tennessee as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Being the same property conveyed to Gregory D. Baltimore and Sheron A. Baltimore, husband and wife by Deed from Centex Real Estate Corporation of record in Book 9944, Page 681, said Register's Office.

The express purpose of this conveyance is to Remove Former Spouse from Deed.

This is unimproved ( ) property known as 5128 Pebble Creek Drive, Antioch, Tennessee 37013
Improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances of record in the Register's Office of Davidson County, Tennessee.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all person, claiming by, through or under the Grantor, but against none other.

Whenever 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 our hand this 4th day of Feb., 2005, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Gregory D. Baltimore *

Sheron A. Baltimore ** Notarized as to Sheron A. Baltimore (See last page)

* **ACKNOWLEDGMENT** As To Gregory D. Baltimore

STATE OF Tennessee)
COUNTY OF Davidson) ss

Personally appeared before me, James L. Curtis, a Notary Public in and for said County and State, **Gregory D. Baltimore** and ~~**Gregory D. Baltimore**~~ the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Nashville, Tennessee this 4th day of Feb., A.D., 2005.

NOTARY STAMP/SEAL

JAMES L. CURTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires NOV. 24, 2007

James L. Curtis
NOTARY PUBLIC
Notary Commission Expires: 11-24-07

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value which ever is greater, for this transfer is $ -0- Pursuant to Final Decree of Divorce
Subscribed and sworn to before me this the 4th day of Feb, 2005

JAMES L. CURTIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

(Affix Seal)

Affiant

James L. Curtis My Commission Expires NOV. 24, 2007
Notary Public

My Commission Expires: 11-24-07

** ACKNOWLEDGMENT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, Christie Sue Ingels, a Notary Public in and for said County and State, **Sheron A. Baltimore** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Murfreesboro, Tennessee this 4th day of February, A.D., 2005.

Christie Sue Ingels
NOTARY PUBLIC

Notary Commission Expires: 8/20/2008

CHRISTIE SUE INGELS NOTARY PUBLIC AT LARGE RUTHERFORD CO. TN

When recorded mail to: 1017220
Home Connects
100 Lakeside Drive, Horsham, PA 19044

EXHIBIT "A"
LEGAL DESCRIPTION

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 84 ON THE PLAN OF OAKWOOD PHASE SIX, SECTION TWO OF RECORD IN BOOK 7900, PAGE 626, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A COMPLETE AND ACCURATE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO GREGORY D. BALTIMORE AND WIFE, SHERON ANITA LOUISE BALTIMORE BY DEED FROM CENTEX REAL ESTATE CORPORATION OF RECORD IN BOOK 9944, PAGE 781, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.