Davidson County DEEDWARR
Recvd: 04/21/05 08:57 2 pgs
Fees:13.00 Taxes:379.25

20050421-0044265

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Suite 140
Henderson[illegible], TN 37075

ANGELA N. RAMSEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

05-059 Commission Expires MAY 28, 2006

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $102,500.00

Affiant

Subscribed and sworn to before me, this 15th day of April, 2005.

Notary Public
My commission expires: 5/28/2006

Address of New Owner:	Send Tax Bills to:	Tax Information
William Nicholas Graham 3012 Penn Meade Way Nashville TN 37214	First Magnus Financial Corp., 6500 Glenridge Park Place, Suite 12 Louisville, KY 40222	052-130-B-.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Yolanda S. Baker, now McWilliams and Billy E. Baker, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William Nicholas Graham, hereinafter called the Grantees, their successors 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. 171 on the plan of Condominium Site Plan, River Glen, Planned Unit Development, Phase IV, Section 2, of record in Plat Book 9700, Page 858, said Register's Office to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Yolanda S. Baker and Billy E. Baker by deed from Fox Ridge Homes, Inc., dated 12/8/00, recorded 12/20/00, of record in Instrument No. 20001220-0124721, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3012 Penn Meade Way, Nashville, TN 37214

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of April, 2005.

Yolanda S. Baker McWilliams
Yolanda S. Baker McWilliams

By: Donna Harrison, Attorney in Fact
Donna Harrison, Attorney in Fact
Pursuant to Power of Attorney
Of record in Instrument No.
_____,
Register's Office for Davidson
County, Tennessee.

Billy E. Baker
Billy E. Baker

By: Donna Harrison, Attorney in Fact
Donna Harrison, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Donna Harrison, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the attorney in fact for Yolanda S. Baker McWilliams and Billy E. Baker and that he/she is authorized by Yolanda S. Baker McWilliams and Billy E. Baker to execute this instrument on his/her behalf.

Witness my hand and seal at Hendersonville, Tennessee, this 15th day of April, 2005.

Angela A. Ramsey
Notary Public at Large

My commission expires: 5/28/2006

ANGELA A. RAMSEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 28, 2006