20050429

Davidson County DEEDWARR
Recvd: 04/29/05 16:15 2 pgs
Fees:13.00 Taxes:2960.00

20050429-0048086

(2)
B0436

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Michael G. Baggett, et ux		Map 130-11-0
4502 Beacon Drive		Parcel 089.00
Nashville, TN 37215		

This instrument prepared by : Joseph V. Ferrelli, Attorney, 102 Woodmont Boulevard, Suite 200, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Stewart F. Stowers** (The "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Michael G. Baggett and wife, Laura H. Baggett** (The "Grantees"), their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee being Lot(s) 14, of Block P, as shown on the map entitled Tyne Meade, Section IV, of record in Plat Book 1424, page(s) 25, 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 Stewart F. Stowers, by quitclaim deed from James S. Tate, Jr., as Trustee Under Trust Agreement Dated October 23, 2000 of record as Instrument No. 20050429-0048085 **said Register's Office.**

This description is the same as was used in the last deed of record.

This conveyance is subject to the following:

1. Taxes for the year 2005 and subsequent years.
2. Matters shown on the Plan of record in Book 1424, page (s) 25, said Register's Office.

This is improved property commonly known as 4502 Beacon Drive, Nashville, Tennessee 37215

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $800,000.00.

Laura H. Baggett
Affiant

Subscribed and sworn to before me this 28th day of April, 2005.

Amy Adams Gowan
Notary Public

My Commission Expires: _____

AMY ADAMS GOWAN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Amy Adams Gowan
My Commission Expires
November 25, 2006
STATE OF TENNESSEE

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 28TH day of April, 2005.

STEWART F. STOWERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public, in and for the State and County aforesaid, personally appeared STEWART F. STOWERS, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 28TH day of April, 2005.

Notary Public

JOSEPH V. FERRELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE EXPIRES 07/19/08

My Commission Expires: _____