THIS INSTRUMENT PREPARED BY: **Mudter Morgan & Patterson** **Attorneys-at-Law** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 24029-03-2005**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $351,000.00. Affiant Subscribed and sworn to before me this 21st day of April, 2005. Notary Public My Commission Expires:

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006

WARRANTY DEED

Address New Owner: Ryan Hutchison Kimberly Hutchison 1615 Fatherland Street Nashville, TN 37206	**Send Tax Bills To:** New Owner	**Tax Information:** Map No.083.14-0 Parcel No. 120.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Heather Cushman Baird and husband, Stephen C. Baird**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan Hutchison and wife, Kimberly Hutchison** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1615 Fatherland Street, Nashville, TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 20th day of April, 2005.

Stephen C. Baird

Heather Cushman Baird

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen C. Baird and wife, Heather Cushman Baird**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2005.

Notary Public

My Commission Expires:

GERALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 05/05/05 13:19 2 Pgs
Fees:13.00 Taxes:1298.70

20050505-0050765

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 65 on the Plan of Chadwell Tract, as of record in Plat Book 2, page 24, Chancery Court at Nashville, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Heather Cushman Baird and husband, Stephen C. Baird, as tenants by the entirety by deed dated June 14, 2002 from Stephanie Christian and Van E. Christian, II of record in instrument No. 20020627-0077161, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2005 City/County Taxes which have been prorated by the parties and assumed by the Grantee(s).
2. All matters appearing on the Plan of record as Book 2, page 24, Chancery Court at Nashville, Tennessee.