03

Realty Title
48-A

Prepared by:
Amy Cross Nance
Attorney at Law
1600 Westgate Circle Suite 125
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 05/09/05 09:03 2 pgs
Fees:13.00 Taxes:686.35
20050509-0051746

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,500.00

Affiant

Subscribed and sworn to before me, this 2nd day of April 2005

Notary Public
My commission expires: 2/22/2006

DIANE K. MANN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY, TN

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert A. Baker	CAPITAL BANK & TRUST CO.	155-03-0-A/36.00
7048 Cotton Blossom Lane	2200 ABBOTT MARTIN RD. #103	
Nashville TN 37221-0000	NASHVILLE, TN 37215	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Charles D. Litton and wife, Marietta Litton, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Robert A. Baker, hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 69 on the Plan of Rolling River Estates Section 1 of record in Book 4860 Page 27 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Charles D. Litton and wife, Marietta Litton, by deed from Zack R. Cheek and wife, Emelynn T. Cheek, of record in Book 5224 Page 670 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2005 taxes a lien which are not yet due and payable. 2) No insurance is provided as the number of acres 3) Covenants, conditions, restrictions reservations, easements liens for assessments, options powers of attorney, and limitations on title set forth in restrictions recorded in Book 4892 page 689 and amended in Book 4871 Page 640; Book 5214 page 933; Book 5336 Page 480; Book 5855 Page 605; Book 5969 Page 156; Book 6298 Page 934 and in any allied instruments(s) referred to in said restrictions. 4) Charter of Rolling River Estates, Inc of record in Book 4892 Page 671 5) Bylaws for Rolling River Estates, Inc. of record in Book 4892 Page 679 6) All matters appearing on plan of Rolling River Estates Section 1 of record in Book 4860 Page 27, Register's Office for Davidson County, Tennessee

This property is improved property known as 7048 Cotton Blossom Lane, Nashville, Tennessee 37221-0000

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 29th day of April, 2005.

Charles D. Litton

Marietta Litton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Charles D. Litton and Marietta Litton, the bargainor(s), 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 and official seal at Brentwood, Tennessee, this 29th day of April, 2005.

Notary Public

My Commission expires: 4/2/07

FILE NO: 04856

