Davidson County DEEDWARR
Recvd: 06/14/05 12:08 1 pg
Fees:13.00 Taxes:438.28

20050614-0067877

WARRANTY DEED

BAKER-H05107

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,453.00 .

Shelby Baker
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF June, 2005.

Allison Egan
Notary Public

(Affix Seal)

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
MIDDLE TENNESSEE ESCROW COMPANY, LLC
120 Anderson Lane
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Shelby Baker	America's Wholesale Lender [redacted]	25-4-33
230 W Cedar St	7105 Corporate Dr.PTX-A-195	
Goodlettsville, TN 37072	Plano, TX 75024	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, PHILIP ALAN FORT, II AND STEPHANIE FORT, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto SHELBY BAKER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point in the southerly margin of West Cedar Street (at Moncrief Avenue), the northeast corner of the property conveyed to H. B. Vetetoe by deed of record in Book 1025, Page 467, Register's Office for Davidson County, Tennessee; thence with Vetetoe's east line, South 20 1/2 degrees West 170 feet to a point in the west line of the property conveyed to W. Alvin Myers by deed of record in Book 1191, Page 221, said Register's Office; thence with Myer's line, South 72 degrees 30' East 100 feet to a point, Myers' corner; thence with Myers' line, North 20 1/2 degrees East 170 feet to a point in the south margin of Due West Street; thence with Due West Street, West 72 degrees 30' W 100 feet to the beginning.

Being the same property conveyed to Stephanie Ledbetter and Philip Alan Fort, II, as Joint Tenants with Right of Survivorship by deed from Kenneth R. Burd and wife, Melanie L. Burd recorded on 8/3/00 in Instrument Book 200008030077320, Register's Office for Davidson County, Tennessee.

Stephanie Ledbetter a/k/a Stephanie Fort.

( ) unimproved
This is (X) improved property know as 230 W Cedar St, Goodlettsville, Tennessee 37072 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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/our hand(s) this 10th day of June, 2005 :

Philip Alan Fort, II

Stephanie Fort

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Allison Egan, a Notary Public in and for said County and State, the within named PHILIP ALAN FORT, II AND STEPHANIE FORT, 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 Hendersonville, Tennessee, this 10th day of June, 2005.

Allison Egan
Notary Public

My Commission Expires: 09/08/07

ALLISON W. EGAN NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENN.