SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

THIS INSTRUMENT PREPARED BY:
R. Francene Kavin, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/15/05 10:16 2 pgs
Fees:13.00 Taxes:421.80
20050615-0068264

WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
James W. Bakke & David R. Eby c/o 43 Nickleby Down Brentwood, TN 37027	Same	147-6-131

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $114,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2005.

Notary Public

My Commission Expires: 4/2/09

THOMAS ... NOTARY PUBLIC ... WILLIAMSON COUNTY ... My Commission Expires ...

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FOR AND IN CONSIDERATION of One Hundred Fourteen Thousand Dollars ($114,000.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **ISRAEL J. HOLLIDAY and wife, HOLLIE L. HOLLIDAY,** ("Grantors") by these presents do hereby transfer, sell and convey to **JAMES W. BAKKE and DAVID R. EBY, as Tenants in Common,** ("Grantees"), their heirs, successors and assigns, all their interest, right and title in certain property as follows:

Land in Davidson county, Tennessee being Lot No. 2 on the Revised Plan of Caldwell Hall, Section I of record in Plat Book 2900, page 57, 58 and 59, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Israel J. Holliday and wife, Hollie L. Holliday, by deed from Scott Miller, unmarried, of record in Instrument No. 20020910-0109594, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

(1) Taxes for year 2005, and subsequent years, prorations having been made as of the closing date.
(2) The plan of record in Plat Book 2900, pages 57, 58 and 59 said Register's Office.
(3) Restrictive Covenants contained in an instrument of record in book 1778, page 108; Book 2929, page 117 and Book 2997, page 93, said Register's Office.

This conveyance is further subject to all easements, and other matters of record.

This is improved property known as 212 Blackman Road, Nashville, Tennessee 37211.

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

AND Grantors dos hereby covenant with Grantees that they are lawfully seized and possessed of the said land in fee simple, have a good right to convey it, and the same is unencumbered except as shown herein.

AND Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said real property to the Grantees, their heirs, successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the _____ day of June, 2005.

GRANTORS:

ISRAEL J. HOLLIDAY

HOLLIE L. HOLLIDAY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ISRAEL J. HOLLIDAY and wife, HOLLIE L. HOLLIDAY, 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 this 6th day of June, 2005.

Notary Public

TERRI GILBERT NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

My Commission Expires: 1/14/08