File Box 248

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/28/05 15:20 2 pg
Fees:13.00 Taxes:547.60

20050628-0074419

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 148,000.00

Cheryl D. Baird
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF June 2005

ANN B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN (NOTARY SEAL)

Ann B Waddell
Notary Public

MY COMMISSION EXPIRES: November 24, 2007

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc, 5111 Maryland Way, Suite 205, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl D. Baird (NAME)	Cheryl D. Baird (NAME)	MAP 103-06
318 Whitworth Way (ADDRESS)	318 Whitworth Way (ADDRESS)	PARCEL 230
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37205 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nell M. Frosh Haggard

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Cheryl D. Baird

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 23, on the Plan of Brookside Court Subdivision, of record in Plat Book 1424, Page 145, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Nell M. Frosh (now Haggard) by deed from Nelson C. Andrews and wife, Sue Andrews of record in Book 5268, Page 705, Register's Office, Davidson County, Tennessee.

THIS is not nor has it ever been the primary residence of Nell M. Frosh Haggrad.

This is the same description as in previous deed of record.

This conveyance is subject to 2005 taxes, prorated and assumed by the Grantee; All matters on the plan of record; driveway easements of record in Book 5223, page 391, and Book 5268, page 711, said Register's Office; rights and claims of parties in possession and to any and all leases not of record.

unimproved ( )
This is improved (X) property, known as 5525-5527 Knob Road, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and 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 GRANTEES, 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 27th day of June 2005

Nell M Frosh Haggard

Nell M. Frosh Haggard

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 Nell M. Frosh Haggard

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 27th day of June 2007.

Commission expires November 24, 2007

Notary Public

ANNA B. WADDELL NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TN

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

Notary Public